

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and zoning, amending Sections 23.45.504, 23.45.506, 23.45.508, 23.45.536, 23.45.570, 23.46.002, 23.46.004, 23.46.022, 23.47A.004, 23.47A.006, 23.47A.032, 23.48.085, 23.48.205, 23.48.280, 23.48.605, 23.48.705, 23.48.785, 23.49.019, 23.49.042, 23.49.044, 23.49.045, 23.49.046, 23.49.090, 23.49.094, 23.49.096, 23.49.142, 23.49.146, 23.49.148, 23.49.322, 23.49.324, 23.50.012, 23.51A.004, 23.54.015, 23.54.016, 23.54.020, 23.54.025, 23.54.030, 23.61.008, 23.66.122, 23.66.124, 23.66.320, 23.66.324, 23.66.342, 23.71.014, 23.74.008, 23.76.004, 23.76.006, 23.84 A.030, 23.84A.038, and 25.05.675; repealing section 23.71.016; and adding new sections 23.42.060, 23.42.070, 23.54.026, and 23.54.027; in order to promote transportation options, update the definition of “frequent transit service,” update bicycle parking requirements, update parking space standards, update SEPA environmental review parking policies, and make clarifications.

..body

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. A new Section 23.42.070 is added to Chapter 23.42 of the Seattle Municipal Code:

23.42.070 Parking for rented or leased multifamily dwelling units and commercial uses

A. Parking for multifamily dwelling units

1. Off-street parking accessory to rented or leased multifamily dwelling units in new structures that include 10 dwelling units or more shall not be included in any dwelling unit rental agreement and shall be subject to a separate rental agreement.

2. Multifamily residential uses with income criteria as described in Part III of Table B for 23.54.015 shall be exempt from this requirement.

B. Parking for commercial uses

1 1. Unless commercial uses are listed as exempt in subsection 23.42.070.B.2, off-
2 street parking accessory to rented or leased commercial use spaces in structures that contain
3 10,000 square feet or more of gross floor area shall not be included in any new rental or lease
4 agreement and shall be subject to a separate rental or lease agreement. The measurement of gross
5 floor area in a structure shall be as described in Section 23.86.007 and shall include gross floor
6 area for non-exempt and exempt uses if uses are known, for determining if the structure exceeds
7 the minimum floor area for this requirement.

8 2. Exempt uses include:

- 9 a. Lodging uses;
- 10 b. Sales and services, automotive;
- 11 c. Sales and services, heavy; and
- 12 d. Sales and services, marine.

13 Section 2. Section 23.45.504 of the Seattle Municipal Code, last amended by Ordinance
14 124843, is amended as follows:

15 **23.45.504 Permitted and prohibited uses**

16 A. All uses are permitted outright, prohibited or permitted as a conditional use according
17 to Table A for 23.45.504 and this Section 23.45.504. Uses not referred to in Table A for
18 23.45.504 are prohibited, unless otherwise indicated in this Chapter 23.45 or Chapters 23.51A,
19 23.51B, or 23.57. Communication utilities and accessory communication devices, except as
20 exempted in Section 23.57.002, are subject to the regulations in this Chapter 23.45 and additional
21 regulations in Chapter 23.57. Public facilities are subject to the regulations in Section
22 23.51A.004.

B. All permitted uses are allowed as a principal use or as an accessory use, unless otherwise indicated in this Chapter 23.45.

Table A for 23.45.504 Permitted and Prohibited Uses		
Uses	Permitted and prohibited uses by zone	
	LR1, LR2, and LR3	MR and HR
A. Residential use except as listed below	P	P
A.1. Congregate residence	X/P ¹	P/X ²
B. Institutions	P/CU ³	P/CU ³
C. Uses in existing or former public schools		
C.1. Child care centers, preschools, public or private schools, educational and vocational training for the disabled, adult evening education classes, nonprofit libraries, community centers, community programs for the elderly, and similar uses in existing or former public schools	P	P
C.2. Other non-school uses in existing or former public schools	Permitted pursuant to procedures established in Chapter 23.78	Permitted pursuant to procedures established in Chapter 23.78
<u>D. Park and ride facilities</u>		
<u>D.1 Park ((and pool and park)) and ride facilities on surface parking lots</u>	X/CU ⁴	X/CU ⁴
<u>D.2 Park and ride facilities in parking garages</u>	<u>X/P⁵</u>	<u>X/P⁵</u>
E. Parks and playgrounds including customary uses	P	P
F. Ground floor commercial uses	RC	RC/P ⁽⁽⁵⁾⁾⁶
G. Medical service uses other than permitted ground floor commercial uses	P/X ⁽⁽⁶⁾⁾⁷	P/CU/X ⁽⁽⁶⁾⁾⁷
H. Uses not otherwise permitted in landmark structures	CU	CU
I. Cemeteries	P/X ⁽⁽⁷⁾⁾⁸	P/X ⁽⁽⁷⁾⁾⁸
J. Community gardens	P	P
<u>K. Parking, flexible-use</u>	<u>X/P⁹</u>	<u>P⁹</u>
((K)) L. All other uses	X	X

Footnotes to Table A for 23.45.504((÷))

¹Congregate residences that are owned by a college or university; or are a sorority or fraternity; or are owned by a not-for-profit entity or charity; or are licensed by the State and provide on-site supportive services for seniors or persons with disabilities; are permitted outright. All others are prohibited. Supportive services include meal service, cleaning service, health services, or similar.

²Congregate residences that are owned by a college or university; or are a sorority or fraternity; or are owned by a not-for-profit entity or charity; or are licensed by the State and provide on-site supportive services for seniors or persons with disabilities; are permitted outright. All others are permitted only in locations within urban villages and urban centers. Supportive services include meal service, cleaning service, ~~((health))~~ health services, or similar.

³Institutions meeting development standards are permitted outright; all others are administrative conditional uses pursuant to Section 23.45.506. The provisions of this Chapter 23.45 shall apply to Major Institution uses as provided in Chapter 23.69.

Table A for 23.45.504 Permitted and Prohibited Uses		
Uses	Permitted and prohibited uses by zone	
	LR1, LR2, and LR3	MR and HR
⁴ Prohibited in Station Area Overlay Districts (SAODs); otherwise, permitted as an administrative conditional use pursuant to Section 23.45.506 on surface parking existing as of January 1, 2017. ⁵ Permitted outright in LR3, MR, HR, and LR3/RC zones, except prohibited in the SAOD; prohibited in LR1 and LR2 zones, including LR1/RC and LR2/RC. ⁽⁵⁾ ⁶ Subject to subsection 23.45.504.E except in zones that include an RC designation. ⁽⁶⁾ ⁷ Subject to subsection 23.45.504.G and 23.45.506.F. ⁽⁷⁾ ⁸ Subject to subsection 23.45.504.F. ⁹ Prohibited in LR1 and LR2 zones. Permitted outright in all other multifamily zones as surface parking on surface parking lots existing as of January 1, 2017; permitted outright in garages subject to Section 23.54.026. P = Permitted outright CU = Permitted as an Administrative Conditional Use RC = Permitted in areas zoned Residential Commercial (RC), and subject to the provisions of the RC zone, Chapter 23.46 X = Prohibited		

* * *

Section 3. Section 23.45.506 of the Seattle Municipal Code, last amended by Ordinance 123495, is amended as follows:

23.45.506 Administrative conditional uses

A. Uses permitted as administrative conditional uses in Section 23.45.504, may be permitted by the Director when the provisions of Section 23.42.042 and this Section 23.45.506 are met.

B. Unless otherwise specified in this Chapter 23.45, conditional uses shall meet the development standards for uses permitted outright.

* * *

E. Park and ride facilities on surface parking lots (~~on park and pool lots~~) may be permitted subject to the following:

1. (~~A park and ride or park and pool lot~~) The facility may be permitted only (~~on parking lots existing at least 5 years prior to the establishment of the park and ride or park and~~

1 ~~pool lot that have~~) where there is direct vehicular access to an arterial street improved to City
2 standards.

3 2. (~~If the proposed park and ride or park and pool lot~~) The facility is located on a
4 lot containing required accessory parking for other uses, and there must be no substantial conflict
5 in the principal operating hours of the (~~park and ride or park and pool lot~~) facility and other
6 uses on the lot.

7 3. The Director may require landscaping and screening in addition to that required
8 for surface parking areas, noise mitigation, vehicular access control, signage restrictions, and
9 other measures to provide comfort and safety for pedestrians and bicyclists and to help ensure
10 the compatibility of (~~the park and ride or park and pool lot~~) the facility with the surrounding
11 area.

12 * * *

13 Section 4. Section 23.45.508 of the Seattle Municipal Code, last amended by Ordinance
14 124843, is amended as follows:

15 **23.45.508 General provisions**

16 * * *

17 B. Off street parking shall be provided pursuant to Section 23.54.015, and as permitted by
18 provisions of Sections 23.45.504 and 23.45.506, if applicable.

19 * * *

20 Section 5. Section 23.45.536 of the Seattle Municipal Code, last amended by Ordinance
21 125272, is amended as follows:

22 **23.45.536 Parking location, access, and screening**

1 A. Off-street parking spaces are required to the extent provided in Chapter 23.54(
2 ~~Quantity and Design Standards for Access, Off-Street Parking, and Solid Waste Storage~~)).

3 B. Location of parking

4 1. If parking is required, it shall be located on the same lot as the use requiring the
5 parking, except as otherwise provided in this subsection 23.45.536.B.

6 2. Except as otherwise provided in this subsection 23.45.536.B, surface parking
7 may be located anywhere on a lot except:

8 a. between a principal structure and a street lot line;

9 b. in the required front setback or side street side setback; and

10 c. within 7 feet of any street lot line.

11 3. Parking in a structure. Parking may be located in a structure or under a
12 structure, provided that no portion of a garage that is higher than 4 feet above existing or finished
13 grade, whichever is lower, shall be closer to a street lot line than any part of the street-level,
14 street-facing façade of the structure in which it is located;

15 4. On a through lot, parking may be located between the structure and one front
16 lot line. The front setback in which the parking may be located will be determined by the
17 Director based on the prevailing character and setback patterns of the block.

18 5. On waterfront lots in the Shoreline District, parking may be located between
19 the structure and the front lot line, if necessary to prevent blockage of view corridors or to keep
20 parking away from the edge of the water, as required by Chapter 23.60A, Shoreline District.

21 6. Parking that is required and accessory to a residential or non-residential use
22 may be located on a lot within ~~((800))~~ one-quarter mile (1,320 feet) of the lot where the
23 ~~((residential))~~ use that requires the parking is located, provided that:

a. the lot is not located in a single-family zone; and

b. the requirements of Section 23.54.025 for required parking are met.

7. In Midrise and Highrise zones, surface parking for up to three car-sharing program vehicles may be located in a side or front setback including between a principal or accessory structure and a street lot line.

C. Access to parking

* * *

9. Access to surface parking for car-sharing program vehicles provided under subsection 23.45.536.B.7 may be from the street, alley, or both.

* * *

Section 6. Section 23.45.570 of the Seattle Municipal Code, last amended by Ordinance 125272, is amended as follows:

23.45.570 Institutions

* * *

G. Parking

1. Parking (~~((Quantity))~~) quantity. Parking and loading is required pursuant to Section 23.54.015, except as modified by Section 23.54.020.

2. Location of (~~((Parking))~~) parking. Parking areas and facilities may be located anywhere on the lot except in the required front setback or side street side setback.

* * *

Section 7. Section 23.46.002 of the Seattle Municipal Code, last amended by Ordinance 124843, is amended as follows:

23.46.002 Scope of provisions

A. This Chapter 23.46 details those authorized commercial uses which are or may be permitted in Residential-Commercial (RC) zones.

B. All RC zones are assigned a residential zone classification on the Official Land Use Map. The development standards of the designated residential zone for apartments apply to all principal structures in the RC zone. The development standards of the designated residential zone shall apply to all structures in the RC zone, except as otherwise specified for commercial uses in this Chapter 23.46, and except that parking quantity is required as provided in Chapter 23.54 and as permitted by Section 23.45.504 and Section 23.45.506.

* * *

Section 8. Section 23.46.004 of the Seattle Municipal Code, last amended by Ordinance 123046, is amended as follows:

23.46.004 Uses

A. All uses, except commercial uses and live-work units, which are permitted outright or by conditional use in the applicable residential zone shall be regulated by the residential zone provisions, including provisions relating to accessory uses.

B. Live-work units and the following commercial uses are permitted outright:

1. Sales and services, general;
2. Medical services;
3. Restaurants;
4. Business support services;
5. Offices;
6. Food processing and craft work; ~~((and))~~
7. Retail sales, major durables~~((:))~~;

9. Park and ride facilities in garages, if located in LR3/RC zones.

Section 9. Section 23.46.022 of the Seattle Municipal Code, last amended by Ordinance

23.46.022 Parking requirements((-))

B. Location of Parking. Required (~~(Parking)~~) parking for commercial uses may be

1. On the same lot, according to the locational requirements of the designated

2. Within ~~((eight hundred (800)))~~ one-quarter mile (1,320 feet) of the lot on which

a. The parking is located in a commercial zone; or

3. ~~((When))~~ If required parking is provided on a lot other than the lot of the use to

Section 10. Section 23.47A.004 of the Seattle Municipal Code, last amended by

23.47A.004 Permitted and prohibited uses

A. All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.47A.004 and this Section 23.47A.004, except as may be otherwise provided pursuant to subtitle III, Division 3, Overlay Districts, of this Title 23.

* * *

E. Changes from accessory to ~~((principal use))~~ flexible-use parking may occur, subject to Section 23.54.026. ~~((On a lot where principal use parking is permitted outright, legally established accessory parking may be converted to principal use parking without a use permit or approval when the use served by the accessory parking has been discontinued. Any lawfully existing nonconformities as to development standards may be maintained.))~~

F. ~~((Use))~~ Public use of accessory parking is subject to Section 23.54.027. ~~((Where principal use parking is permitted outright, legally established accessory parking may be made available to the general public as short term parking without a separate use permit or approval.))~~

* * *

I. The terms of Table A for 23.47A.004 are subject to any applicable exceptions or contrary provisions expressly provided for in this Title 23.

Table A for 23.47A.004 Uses in Commercial zones					
	PERMITTED AND PROHIBITED USES BY ZONE(1)				
	NC1	NC2	NC3	C1	C2
* * *					
L. TRANSPORTATION FACILITIES					
L.1. Cargo terminals	X	X	X	S	P
L.2. Parking and moorage					
L.2.a. Boat moorage	S	S	S	S	S
L.2.b. Dry boat storage	X	25	P	P	P
L.2.c. Parking, <u>flexible-use.</u> ((principal use, except as listed below ⁽⁽⁴⁹⁾⁾²⁰	X	25	P	P	P

Table A for 23.47A.004 Uses in Commercial zones						
		PERMITTED AND PROHIBITED USES BY ZONE(1)				
		NC1	NC2	NC3	C1	C2
	((L.2.c.i Park and pool lots¹⁹))	((P²⁰))	((P))	((P))	((P))	((P))
	L.2. ((c.ii-)) d.i Park and ride ((lots)) facilities on surface parking lots ⁽⁽¹⁹⁾⁾²¹	X	((X)) CU 25	CU	CU	CU
	L.2.d.ii Park and ride facilities in parking garages	<u>X</u>	<u>P²²</u>	<u>P²²</u>	<u>P²²</u>	<u>P²²</u>
	L.2. ((d-)) e. Towing services	X	X	X	P	P
* * *						
M. UTILITY USES						
	M.1. Communication utilities, major ⁽⁽²⁴⁾⁾²³	X	X	X	CCU	CCU
	M.2. Communication utilities, minor ⁽⁽²⁴⁾⁾²³	P	P	P	P	P
	M.3. Power plants	X	X	X	X	X
	M.4. Recycling	X	X	X	P	P/CU ⁽⁽²²⁾⁾²⁴
	M.5. Sewage treatment plants	X	X	X	X	X
	M.6. Solid waste management	X	X	X	X	X
	M.7. Utility services uses	10	25	P	P	P
KEY						
A = Permitted as an accessory use only						
CU = Administrative Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to Section 23.47A.010)						
CCU = Council Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to Section 23.47A.010)						
P = Permitted						
S = Permitted in shoreline areas only						
X = Prohibited						
CU 25 = Conditionally permitted, use is limited to 25,000 square feet, pursuant to Section 23.47A.010						
10 = Permitted, business establishments limited to 10,000 square feet, pursuant to Section 23.47A.010						
20 = Permitted, business establishments limited to 20,000 square feet, pursuant to Section 23.47A.010						
25 = Permitted, business establishments limited to 25,000 square feet, pursuant to Section 23.47A.010						
35 = Permitted, business establishments limited to 35,000 square feet, pursuant to Section 23.47A.010						
40 = Permitted, business establishments limited to 40,000 square feet, pursuant to Section 23.47A.010						
50 = Permitted, business establishments limited to 50,000 square feet, pursuant to Section 23.47A.010						
Footnotes to Table A for 23.47A.004						
* * *						
⁽⁽¹⁹⁾⁾²⁰ Flexible-use parking is subject to Section 23.54.026.						

Table A for 23.47A.004 Uses in Commercial zones					
PERMITTED AND PROHIBITED USES BY ZONE(1)					
	NC1	NC2	NC3	C1	C2
²¹ Permitted as surface parking only on surface parking lots existing as of January 1, 2017. In pedestrian-designated zones, surface parking is prohibited adjacent to principal pedestrian streets pursuant to subsection 23.47A.032.B.2. ((²⁰Permitted only on parking lots existing at least five years prior to the establishment of the park and pool lot.)) ²² Permitted outright, except prohibited in the SAOD. ((24)) ²³ See Chapter 23.57, Communications regulations, for regulation of communication utilities. ((22)) ²⁴ A recycling use that is located on the same development site as a solid waste transfer station may be permitted by administrative conditional use, subject to the requirements of subsection 23.47A.006.A.7.					

Section 11. Section 23.47A.006 of the Seattle Municipal Code, last amended by Ordinance 123872, is amended:

23.47A.006 Conditional uses

A. The following uses, where identified as administrative conditional uses on Table A for 23.47A.004, or other uses identified in this Section 23.47A.006, may be permitted by the Director when the provisions of both Section 23.42.042 and this subsection 23.47A.006.A are met:

* * *

2. Park and ride ~~((lots))~~ facilities. ~~((Park and ride lots))~~ Park and ride facilities on surface parking lots in NC2, NC3, C1 and C2 zones may be permitted as conditional uses subject to the following:

a. The park and ride ~~((lot))~~ facility shall have direct vehicular access to a designated arterial improved to City standards.

b. If the proposed ~~((park and ride lot))~~ park and ride facility is located on a lot containing required accessory parking for other uses, there must be no substantial conflict in

the principal operating hours of the ((~~park and ride lot~~)) park and ride facility and other uses on the lot.

c. The Director may require landscaping and screening in addition to that required for surface parking areas, noise mitigation, vehicular access control, signage restrictions, and other measures to provide comfort and safety for pedestrians and bicyclists and to ensure the compatibility of the park and ride ((~~lot~~)) facility with the surrounding area.

* * *

Section 12. Subsection 23.47A.032.B of the Seattle Municipal Code, last amended by Ordinance 124843, is amended:

23.47A.032 Parking location and access

* * *

B. Location of parking

* * *

4. Required parking shall be located no farther than ((800)) one-quarter mile (1,320 feet) from the lot with the use to which it is accessory, and shall comply with the provisions of Section 23.54.025((~~, Off-site parking~~)).

* * *

D. Exceptions to parking location and access requirements.

* * *

5. In NC2, NC3, C1, and C2 zones, surface parking for up to three car share vehicles may be located in a side or front setback including between a principal structure and a street lot line.

* * *

Section 13. Section 23.48.085 of the Seattle Municipal Code, last amended by Ordinance 125267, is amended as follows:

23.48.085 Parking and loading location, access, and curb cuts

A. Parking accessory to non-residential uses may be provided on-site (~~((and/or))~~ or within ~~((800))~~ one-quarter mile (1,320 feet) of the lot to which it is accessory, according to the provisions of Section 23.54.025, Off-site parking.

* * *

Section 14. Subsection 23.48.205 of the Seattle Municipal Code, last amended by Ordinance 124883, is amended as follows:

23.48.205 Uses for South Lake Union

* * *

B. Prohibited uses. (~~((Principal use))~~ Flexible-use parking.

* * *

Section 15. Subsection 23.48.280 of the Seattle Municipal Code, last amended by Ordinance 124883, is amended as follows:

23.48.280 Required parking in South Lake Union Urban Center

A. Off-street parking spaces and bicycle parking are required according to Section 23.54.015(~~((Required parking))~~ unless modified by this Section 23.48.280.

B. Maximum parking (~~((limit for non-residential uses))~~ limits

1. Except as provided in subsections 23.48.280.B.2 and 23.48.280.B.3, the amount of parking reserved for or accessory to non-residential uses is limited to one parking space per every 1,000 square feet of gross floor area in non-residential use.

2. If, on or before September 1, 2012, a lot is providing legal off-site parking for another lot, by means such as a recorded parking easement or off-site accessory parking covenant on the subject lot, then the number of such off-site parking spaces is allowed on the off-site lot in addition to one space per 1,000 square feet for non-residential uses on the subject lot.

3. A lot in the SM-SLU 85/65-160 zone may exceed the maximum parking ~~((limit))~~ limits in subsection 23.48.280.B without approval of a special exception pursuant to subsection 23.48.280.B.2 when, prior to issuance of a Master Use Permit for the lot that exceeds the maximum parking limit, the fee owners of both the property subject to the Master Use Permit for the lot that exceeds the maximum parking limit and the fee owners of the property subject to the Master Use Permit execute a restrictive covenant that is recorded in the King County real property records that limits the amount of parking that can be provided on other lot(s), such that the total quantity of parking provided as part of the Master Use Permit together with the parking to be provided on the other lot(s) subject to the restrictive covenant does not exceed the maximum parking ~~((limit))~~ limits in subsection 23.48.280.B.

* * *

Section 16. Section 23.48.605 of the Seattle Municipal Code, last amended by Ordinance 125267, is amended as follows:

23.48.605 Uses in SM-U zones

A. Conditional uses. ~~((Principal-use))~~ Flexible-use parking garages shall only be permitted as an administrative conditional use if the provisions of subsection 23.48.605.B are met.

B. To approve a ~~((principal-use))~~ flexible-use parking garage as an administrative conditional use, the Director shall, after consulting with the Director of Transportation, find that:

3. The garage will be operated by a parking company whose primary purpose is to support the University Community Urban Center business community by providing and managing parking facilities for its customers, business owners, and employees.

* * *

23.48.705 Uses in SM-UP zones

Section 18, Subsection 23.48.785 of the Seattle Municipal Code, which was established by Ordinance _____ [Council Bill _____], is amended as follows:

23.48.785 Parking location, access, and curb cuts

* * *

B. In the SM-UP 65, SM-UP 85, and the SM-UP 160 zones in the Uptown Urban Center, accessory surface parking and flexible-use surface parking ~~((is))~~ are prohibited unless separated from all street lot lines by another use within a structure.

* * *

Section 19. Subsection 23.49.019 of the Seattle Municipal Code, last amended by Ordinance 124680, is amended as follows:

23.49.019 Parking quantity, location, and access requirements, and screening and landscaping of parking areas

The regulations in this Section 23.49.019 do not apply to the Pike Market Mixed zones.

A. Parking quantity requirements

1. No parking, either long-term or short-term, is required for uses on lots in Downtown zones, except as follows:

a. In the International District Mixed and International District Residential zones, parking requirements for restaurants, motion picture theaters, and other entertainment uses are as prescribed by Section 23.66.342.

b. In the International District Mixed and International District Residential zones, the Director of the Department of Neighborhoods, upon the recommendation of the International District Special Review District Board may waive or reduce required parking according to the provisions of Section 23.66.342, Parking and access.

c. Bicycle parking is required as specified in subsection (~~23.49.019.E.1~~) 23.54.015.K.

2. Reduction or elimination of parking required by permits. A property owner may apply to the Director for the reduction or elimination of parking required by any permit issued under this Title 23 or Title 24, except for a condition contained in or required pursuant to any Council conditional use, contract rezone, planned community development or other Type IV decision. The Director may grant reduction or elimination of required parking as a Type I decision, either as part of a Master Use Permit for the establishment of any new use or structure, or as an independent application for reduction or elimination of parking required by permit. Parking for bicycles may not be reduced or eliminated under this subsection 23.49.019.A.2. Any

Transportation Management Plan (TMP) required by permit for the development for which a parking reduction or elimination is proposed shall remain in effect, except that the Director may change the conditions of the TMP to reflect current conditions and to mitigate any parking and traffic impacts of the proposed changes. If any bonus floor area was granted for the parking, then reduction or elimination shall not be permitted except in compliance with applicable provisions regarding the elimination or reduction of bonus features. If any required parking that is allowed to be reduced or eliminated under this subsection 23.49.019.A.2 is the subject of a recorded parking covenant, the Director may authorize modification or release of the covenant.

* * *

C. Maximum parking (~~(limit for non-residential uses)~~) limits

1. Except as provided in subsections 23.49.019.C.2(~~(, 23.49.019.C.3,)~~) and 23.66.342.B, parking for non-residential uses is limited to a maximum of one parking space per 1,000 square feet.

~~((2. Parking for non-residential uses in excess of the maximum quantities identified in subsections 23.49.019.C.1 and 23.49.019.C.3 may be permitted as a special exception pursuant to Chapter 23.76. When deciding whether to grant a special exception, the Director shall consider evidence of parking demand and alternative means of transportation, including but not limited to the following:~~

~~a. Whether the additional parking will substantially encourage the use of single occupancy vehicles;~~

~~b. Characteristics of the work force and employee hours, such as multiple shifts that end when transit service is not readily available;~~

~~c. Proximity of transit lines to the lot and headway times of those lines;~~

- 1 ~~d. The need for a motor pool or large number of fleet vehicles at the site;~~
2 ~~e. Proximity to existing long term parking opportunities downtown which~~
3 ~~might eliminate the need for additional parking on the lot;~~
4 ~~f. Whether the additional parking will adversely affect vehicular and~~
5 ~~pedestrian circulation in the area;~~
6 ~~g. Potential for shared use of additional parking as residential or short-~~
7 ~~term parking;~~
8 ~~h. The need for additional short term parking to support shopping in the~~
9 ~~retail core or retail activity in other areas where short term parking is limited;~~
10 ~~i. Whether the area is located at the edge of the Downtown Urban Center~~
11 ~~where available and short term parking and transit service is limited.))~~

12 ((3))2. In the area east of Interstate 5, parking for general sales and service uses
13 and for eating and drinking establishments is limited to a maximum of two parking spaces per
14 1,000 square feet.

15 * * *

16 E. Bicycle parking is required according to subsection 23.54.015.K.

17 ((1. The minimum number of off street spaces for bicycle parking required for
18 specific use categories is set forth in Table A for 23.49.019 below. In the case of a use not shown
19 on Table A for 23.49.019, there is no minimum bicycle parking requirement. After the first 50
20 spaces for bicycles are provided for a use, additional spaces are required at 0.5 times the ratio
21 shown in Table A for 23.49.019. Spaces within dwelling units or on balconies do not count
22 toward the bicycle parking requirement.

<p style="text-align: center;">Table A for 23.49.019 Minimum Bicycle Parking Requirement</p>
--

Use	Bicycle parking required
Office	1 space per 5,000 square feet of gross floor area of office use
Hotel	.05 spaces per hotel room
Retail use over 10,000 square feet	1 space per 5,000 square feet of gross floor area of retail use
Residential	1 space for every 2 dwelling units

~~2. Required bicycle parking shall be provided in a safe, accessible and convenient location. Bicycle parking hardware shall be installed according to its manufacturer's instructions, and the Seattle Department of Transportation design criteria, allowing adequate clearance for bicycles and their riders. Directional signage shall be installed if bicycle parking facilities are not clearly visible from the street or sidewalk. If any covered automobile parking is provided, all required long term bicycle parking shall be covered. If located off street, bicycle and automobile parking areas shall be separated by a barrier or painted lines.~~

~~3. Bicycle parking facilities for non residential uses shall be located on the lot or in a shared bicycle parking facility within 100 feet of the lot, except as provided in subsection 23.49.019.E.6.~~

~~4. Bicycle parking for residential uses shall be located on site.~~

~~5. Co location of bicycle parking facilities by more than one use is encouraged.~~

~~6. For non residential uses, the applicant may make a payment to the City to fund public bicycle parking in the public right of way in lieu of providing required bicycle parking on or off site, if the Director determines that:~~

~~a. Safe, accessible and convenient bicycle parking accessory to a non-residential use cannot be provided on-site or in a shared bicycle parking facility within 100 feet of the lot, without extraordinary physical or financial difficulty;~~

~~b. The payment is comparable to the cost of providing the equivalent bicycle parking on site, and takes in consideration the cost of materials, equipment and labor for installation; and~~

~~c. The bicycle parking funded by the payment is located within sufficient proximity to serve the bicycle parking demand generated by the project.~~

~~d. Any such payment shall be placed in a dedicated fund or account and used within five years of receipt to provide the bicycle parking.~~

~~F. Bicycle commuter shower facilities. Structures containing 250,000 square feet or more of office gross floor area shall include shower facilities and clothing storage areas for bicycle commuters. One shower per gender shall be required for every 250,000 square feet of office use. Such facilities shall be for the use of the employees and occupants of the building, and shall be located where they are easily accessible to parking facilities for bicycles.))~~

F. RESERVED.

* * *

Section 20. Section 23.49.042, of the Seattle Municipal Code, last amended by Ordinance 124969, is amended as follows:

23.49.042 Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed Commercial permitted uses((;))

The provisions of this Section 23.49.042 apply in DOC1, DOC2, and DMC zones.

A. All uses are permitted outright except those specifically prohibited by Section 23.49.044 and those permitted only as conditional uses by Section 23.49.046. Parking is allowed pursuant to Section 23.49.019 and Section 23.49.045, and major marijuana activity is allowed pursuant to Section 23.42.058.

B. All uses not prohibited shall be permitted as either principal or accessory uses.

* * *

Section 21. Section 23.49.044 of the Seattle Municipal Code, last amended by Ordinance 123589, is amended as follows:

23.49.044 Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed Commercial prohibited uses

The following uses are prohibited as both principal and accessory uses in DOC1, DOC2, and DMC zones, or where a single zone classification is specified, in zones with that classification only.

A. Drive-in businesses, except gas stations located in parking garages;

B. Outdoor storage;

C. All general and heavy manufacturing uses;

D. Solid waste management;

E. Recycling, except in DMC zones in South Downtown;

F. All high-impact uses;

G. In DMC zones, adult motion picture theaters and adult panorams; and

H. ((~~Principal use~~)) Flexible-use parking garages for long-term parking.

Section 22. Subsection 23.49.045 of the Seattle Municipal Code, last amended by Ordinance 123589, is amended as follows:

23.49.045 Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed Commercial ((~~principal~~)) flexible-use and accessory parking

The provisions of this Section 23.49.045 apply in DOC1, DOC2, and DMC zones. DMC zoned areas within the International Special Review District are also subject to Chapter 23.66. If there is any conflict between this Section 23.49.045 and Chapter 23.66, Chapter 23.66 applies.

A. ((~~Principal Use Parking~~)) Flexible-use parking

1. ((~~Principal use~~)) Flexible-use parking garages for short-term parking may be permitted as conditional uses, pursuant to Section 23.49.046.

2. In DOC1 zones, ((~~principal use~~)) flexible-use long-term and short-term surface parking areas are prohibited. In DOC2 and DMC zones, ((~~principal use~~)) flexible-use long-term and short-term surface parking areas may be permitted as administrative conditional uses in areas shown on Map 1I*, pursuant to Section 23.49.046.

*Editor's note—Map 1I is codified at the end of this chapter.

B. Accessory Parking.

1. Accessory parking garages for both long-term and short-term parking are permitted outright, up to the maximum parking limit established by Section 23.49.019.

2. Accessory surface parking areas are:

a. Permitted outright in areas shown on Map 1I if they contain a total of 20 or fewer parking spaces on the lot; ((~~and~~))

b. Permitted outside South Downtown as administrative conditional uses pursuant to Section 23.49.046 if located in areas shown on Map 1I on a lot containing more than 20 parking spaces; ((~~and~~))

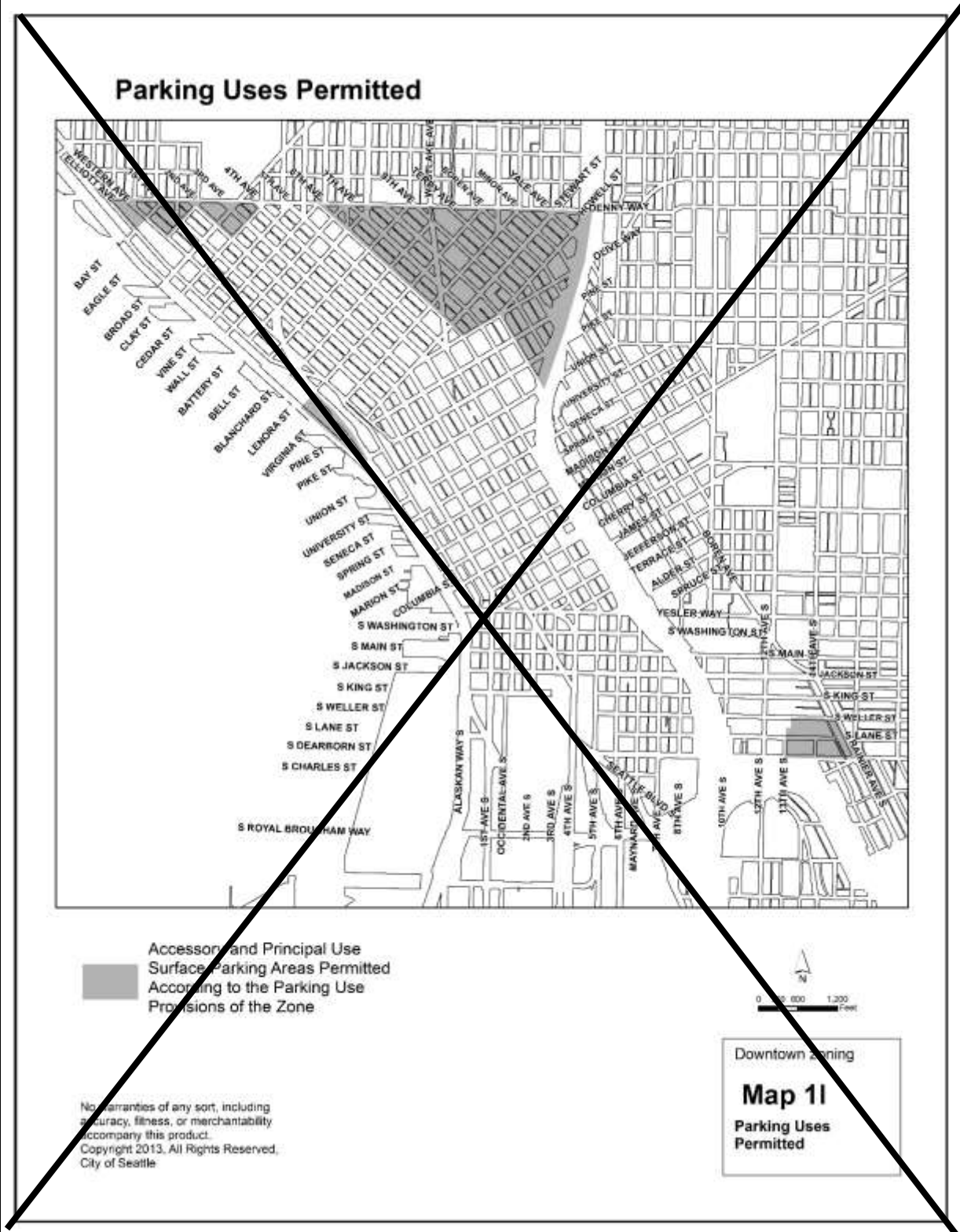
c. Prohibited in areas not shown on Map 1I; and

1 d. Notwithstanding the maximum parking limit in Section 23.49.019,
2 permitted outright for replacement of a short-term surface parking area with more than 20
3 parking spaces in existence on December 31, 2009, if the original location and new location
4 are both located in a DMC zone in South Downtown, and if the existing and replacement
5 parking are accessory to the same principal use.

6 3. Temporary ((~~principal~~)) flexible-use and accessory surface parking areas
7 may be permitted as conditional uses pursuant to Section 23.49.046.
8

1

Map 1I Parking Uses Permitted



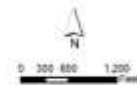
2

Parking Uses Permitted



Accessory and (Principal-Use) Flexible-Use Parking
Surface Parking Areas Permitted According
to the Parking Use Provisions of the Zone

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accuracy, fitness, or merchantability
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City of Seattle



Downtown zoning

Map 11

Parking Uses
Permitted

1
2
3
4

Section 23. Subsection B of Section 23.49.046 of the Seattle Municipal Code, last amended by Ordinance 124680, is amended as follows:

23.49.046 Downtown Office Core 1 (DOC1), Downtown Office Core 2 (DOC2), and Downtown Mixed Commercial (DMC) conditional uses and Council decisions

* * *

B. (~~(Principal use)~~) Flexible-use parking garages for short-term parking may be permitted as administrative conditional uses, if the Director finds that:

1. Traffic from the garage will not have substantial adverse effects on peak hour traffic flow to and from Interstate 5 or on traffic circulation in the area around the garage; and

2. The vehicular entrances to the garage are located so that they will not disrupt traffic or transit routes; and

3. The traffic generated by the garage will not have substantial adverse effects on pedestrian circulation; and

4. In the DMC 160 zone, the following standards are met:

a. the total gross floor area of all parking uses on the lot is less than the total gross floor area of all non-parking uses on the lot, and

b. any short-term (~~(principal use)~~) flexible-use parking is provided for the life of the structure and a covenant to that effect is recorded against the title with the King County Recorder.

* * *

Section 24. Section 23.49.090 of the Seattle Municipal Code, last amended by Ordinance 124969, is amended:

23.49.090 Downtown Retail Core, permitted uses.

A. All uses are permitted outright except those which are specifically prohibited by Section 23.49.092 and those which are permitted only as conditional uses by Section 23.49.096. Parking is allowed subject to Section 23.49.019 and Section 23.49.094 and major marijuana activity is allowed subject to Section 23.42.058.

B. All uses not prohibited shall be permitted as either principal or accessory uses.

* * *

Section 25. Section 23.49.094 of the Seattle Municipal Code, last amended by Ordinance 122054, is amended:

23.49.094 Downtown Retail Core, principal and accessory parking((-))

A. (~~Principal Use Parking~~) Flexible-use parking

1. (~~Principal use~~) Flexible-use parking garages for long-term parking are prohibited.

2. (~~Principal use~~) Flexible-use parking garages for short-term parking may be permitted as administrative conditional uses pursuant to Section 23.49.096.

3. (~~Principal use~~) Flexible-use surface parking areas for both long and short term parking are prohibited, except that temporary (~~principal use~~) flexible-use surface parking areas may be permitted as conditional uses pursuant to Section 23.49.096.

* * *

Section 26. Section 23.49.096 of the Seattle Municipal Code, last amended by Ordinance 123046, is amended:

23.49.096 Downtown Retail Core, conditional uses and Council decisions

* * *

C. (~~Principal use~~) Flexible-use parking garages for short-term parking may be permitted as conditional uses, if the Director finds that:

1. Traffic from the garage will not have substantial adverse effects on peak hour traffic flow to and from Interstate 5, or traffic circulation in the area around the garage; and

2. The vehicular entrances to the garage are located so that they will not disrupt traffic or transit routes; and

3. The traffic generated by the garage will not have substantial adverse effects on pedestrian circulation.

* * *

Section 27. Section 23.49.142 of the Seattle Municipal Code, last amended by Ordinance 118672, is amended:

23.49.142 Downtown Mixed Residential, permitted uses((=))

A. All uses are permitted outright except those specifically prohibited by Section 23.49.144 and those permitted only as conditional uses by Section 23.49.148. Parking is permitted pursuant to Section 23.49.019 and Section 23.49.146, and major marijuana activity is allowed pursuant to Section 23.42.058.

B. All uses not prohibited shall be permitted as either principal or accessory uses.

* * *

Section 28. Section 23.49.146 of the Seattle Municipal Code, last amended by Ordinance 123589, is amended:

23.49.146 Downtown Mixed Residential, principal and accessory parking

A. (~~Principal Use Parking~~) Flexible-use parking

1. ~~((Principal use))~~ Flexible-use parking garages for long-term and short-term parking are prohibited in a DMR zone except that ~~((principal use))~~ flexible-use parking garages for short-term parking may be permitted either as an administrative conditional use in South Downtown outside the International Special Review District pursuant to Section 23.49.148, or within the International Special Review District pursuant to Section 23.66.324.

2. ((Principal-use)) Flexible-use surface parking areas are prohibited, except that temporary ((principal-use)) flexible-use surface parking areas in DMR/C areas may be permitted as conditional uses pursuant to Section 23.49.148.

* * *

Section 29. Section 23.49.148 of the Seattle Municipal Code, last amended by Ordinance 123589, is amended:

23.49.148 Downtown Mixed Residential, conditional uses and Council decisions

A. All conditional uses shall meet the following criteria:

1. The use shall be determined not to be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.

2. In authorizing a conditional use, adverse negative impacts may be mitigated by imposing requirements or conditions deemed necessary for the protection of other properties in the zone or vicinity and the public interest. The Director or Council shall deny the conditional use, if it is determined that the negative impacts cannot be mitigated satisfactorily.

B. Parking garages providing accessory parking for residential uses located on another lot, and ~~((principal-use))~~ flexible-use parking garages providing short-term parking in South

Downtown outside of the International Special Review District, may be permitted as conditional uses, if the Director finds that:

1. Unserved parking demand associated with existing or forecast future development within 1,000 feet of the proposed parking facility is sufficient to warrant construction of the facility; and

2. The garage will be operated in a manner such that substantial traffic associated with uses not located within the DMR zone will not be generated; and

3. The vehicular entrances to the garage are located so that they will not disrupt traffic or transit routes; and

4. The traffic generated by the garage will not have substantial adverse effects on pedestrian circulation.

C. Accessory surface parking areas, where permitted as an administrative conditional use by Section 23.49.146, and temporary (~~principal~~) flexible-use surface parking areas that were in existence prior to January 1, 1985, or are located on lots vacant on or before January 1, 1985, or on lots that become vacant as a result of a City-initiated abatement action, may be permitted as conditional uses in DMR/C areas if the Director finds that:

1. Traffic from the parking area will not have substantial adverse effects on traffic circulation in the surrounding areas; and

2. The vehicular entrances to the parking area are located so that they will not disrupt traffic or transit routes; and

3. The traffic generated by the parking area will not have substantial adverse effects on pedestrian circulation; and

4. The parking area is screened and landscaped according to the provisions of Section 23.49.019, Parking quantity, access and screening/landscaping requirements; and

5. For temporary (~~(principal)~~) flexible-use surface parking areas, permits may be issued for a maximum of two (~~((2))~~) years. Renewal of a permit for a temporary surface parking area shall be subject to the following:

a. Renewals are permitted only for those temporary surface parking areas that were in existence on or before January 1, 1985, or located on lots vacant on or before January 1, 1985. A permit for temporary surface parking on a lot that became vacant as a result of a City-initiated abatement action shall not be renewed; and

b. Renewal shall be for a maximum of two (~~((2))~~) years and shall be granted only if, through an administrative conditional use process, the Director finds that the temporary surface parking area continues to meet applicable criteria; and

c. The applicant shall post a bond in an amount adequate to cover the costs of removing the physical evidence of the parking area, such as curbcuts, paving, and parking space striping, when the permit expires. Landscaping need not be removed when the permit expires, and

d. Signs at each entrance to the parking area stating the ending date of the permit shall be required.

* * *

Section 30. Subsection 23.49.322.A of the Seattle Municipal Code, last amended by Ordinance 122235, is amended as follows:

23.49.322 Downtown Harborfront 2, (~~(principal)~~) flexible-use parking and accessory parking(~~(r)~~)

A. ~~((Principal Use Parking.))~~ Flexible-use parking

1. ((Principal-use)) Flexible-use parking garages for both long-term and short-term parking shall be conditional uses, according to Section 23.49.324.

2. ((Principal use)) Flexible-use surface parking areas shall be conditional uses in areas shown on Map 1I, and shall be prohibited in other locations, except that temporary ((principal use)) flexible-use surface parking areas may be permitted as conditional uses pursuant to Section 23.49.324.

* * *

Section 31. Section 23.49.324 of the Seattle Municipal Code, last amended by Ordinance 123046, is amended as follows:

23.49.324 Downtown Harborfront 2, conditional uses

A. All conditional uses shall meet the following criteria:

1. The use shall be determined not to be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.

2. In authorizing a conditional use, adverse negative impacts may be mitigated by imposing requirements or conditions deemed necessary for the protection of other properties in the zone or vicinity and the public interest. The Director or Council shall deny the conditional use, if it is determined that the negative impacts cannot be mitigated satisfactorily.

B. ((Principal-use)) Flexible-use parking garages for long-term or short-term parking may be permitted as conditional uses, if the Director finds that:

1. Traffic from the garage will not have substantial adverse effects on traffic circulation in the area around the garage; and

2. The entrances to the garages are located so that they will not disrupt traffic or transit routes; and

3. The traffic generated by the garage will not have substantial adverse effects on pedestrian circulation.

* * *

Section 32. Section 23.50.012 of the Seattle Municipal Code, last amended by Ordinance 124969, is amended as follows:

23.50.012 Permitted and ((Prohibited Uses)) prohibited uses

A. All uses are permitted outright, prohibited or permitted as a conditional use, according to Table A for 23.50.012 and this Section 23.50.012.

* * *

Table A for 23.50.012 Uses in Industrial zones						
PERMITTED AND PROHIBITED USES BY ZONE						
Uses	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center	
* * *						
L. TRANSPORTATION FACILITIES						
L.1. Cargo terminals	P	P	P	P	P	
L.2. Parking and moorage						
L.2.a. Boat moorage	P	P	P	P	P	
L.2.b. Dry boat storage	P	P	P	P	P	
L.2.c. Parking, ((principal use))flexible-use((,-except as listed below))	P	P or X(17)	P	X(5)	X(5)	
L.2.((e.i.))d. Park and ((Pool Lots))Ride facilities	P(18)	P(18)	P(18)	CU	CU	
((L.2.c.ii. Park and Ride Lots))	((CU))	((CU))	((CU))	((CU))	((CU))	
L.2.((d))e. Towing services	P	P	P	P	P	
* * *						
KEY CU = Administrative conditional use CCU = Council conditional use						

EB = Permitted only in a building existing on October 7, 1987.
EB/CU = Administrative conditional use permitted only in a building existing on October 7, 1987.
P = Permitted
X = Prohibited

Footnotes to Table A for 23.50.012

* * *

(5) Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used ~~((for general parking purposes))~~ as flexible-use parking or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Area Overlay District may reserve parking. Such reserved non-required parking shall be permitted to be used ~~((for general parking purposes))~~ as flexible-use parking and is exempt from the one space per 650 square feet ratio under the following circumstances:

- (a) The parking is owned and operated by the owner of the spectator sports facility or exhibition hall, and
- (b) The parking is reserved for events in the spectator sports facility or exhibition hall, and
- (c) The reserved parking is outside of the Stadium Transition Area Overlay District, and south of South Royal Brougham Way, west of 6th Avenue South and north of South Atlantic Street. Parking that is covenanted to meet required parking will not be considered reserved parking.

* * *

(17) Prohibited in an IC 85-160 zone for development that exceeds the base FAR limit.

(18) Park and ~~((pool lots))~~ ride facilities are not permitted within 3,000 feet of the Downtown Urban Center.

* * *

* * *

Section 33. Subsection 23.51A.004.D of the Seattle Municipal Code, last amended by Ordinance 125173, is amended as follows:

23.51A.004 Public facilities in multifamily zones

* * *

D. The following public facilities are prohibited in all multifamily zones:

1. Jails, except for youth service centers existing as of January 1, 2013, in public facilities operated by King County within an Urban Center;

2. Work-release centers;

3. Bus bases;

~~((4. Park and ride lots;))~~

~~((5.))~~ 4. Sewage treatment plants;

~~((6.))~~ 5. Animal control shelters; and

~~((7.))~~ 6. Post office distribution centers.

* * *

Section 34. Section 23.54.015 of the Seattle Municipal Code, last amended by Ordinance 125272, is amended as follows:

23.54.015 Required parking and maximum parking limits

A. ~~((Minimum))~~ Required parking ~~((requirements))~~. The minimum number of off-street motor vehicle parking spaces required for specific uses is set forth in Table A for 23.54.015 for non-residential uses other than institutional uses, Table B for 23.54.015 for residential uses, and Table C for 23.54.015 for institutional uses, except as otherwise provided in this ~~((Section 23.54.015 and Section 23.54.020))~~ Chapter 23.54. ~~((The minimum))~~ Required parking ~~((requirements are))~~ is based upon gross floor area of a use within a structure and the square footage of a use when located outside of an enclosed structure, or as otherwise specified.

Maximum parking limits for specific uses and specific areas are set forth in subsection 23.54.015.C. Exceptions to ~~((the))~~ motor vehicle parking requirements set forth in this Section 23.54.015 are provided in: ~~((subsection))~~ subsections 23.54.015.B; 23.54.015.C; ~~((and in))~~ Section 23.54.020, Parking quantity exceptions~~((,));~~ and in Section 23.54.026, Flexible-use parking, unless otherwise specified. This Chapter 23.54 does not apply to parking for construction activity, which is regulated by Section 23.42.044.

B. ~~((Parking requirements))~~ Required parking for specific zones, areas, and uses

1. Parking in downtown zones is regulated by ~~((Section 23.49.019))~~ Chapters 23.49 and 23.66, and not by this Section 23.54.015.

2. Parking in the MPC-YT zone is regulated by Section 23.75.180 and not by this Section 23.54.015.

3. Parking for major institution uses in the Major Institution Overlay District is regulated by Sections 23.54.015 and 23.54.016.

~~4. ((Parking in the Northgate Overlay District is regulated by Chapter 23.54, except as modified by Section 23.71.016.~~

5.)) No parking is required for single-family residential uses on lots in any residential zone that are less than 3,000 square feet in size or less than 30 feet in width where access to parking is permitted through a required yard or setback abutting a street according to the standards of subsections 23.44.016.B.2, 23.45.536.C.2, or 23.45.536.C.3.

~~((6.))~~5. No parking is required for urban farms or community gardens in residential zones.

6. Parking for motor vehicles may be provided, but is not required for a development located in an Urban Center or the Station Area Overlay District, or in a frequent transit service area that is in an Urban Village (see Tables A, B and C for 23.54.015). The Director shall adopt by rule a definition of frequent transit service and a map of frequent transit service areas based on proximity to one or more transit stops providing frequent transit service. Determining if a proposed development site is in a frequent transit service area shall be based on the frequent transit service area map adopted by rule that exists on the date a project vests.

* * *

Table A for 23.54.015 <u>Required</u> Parking for Non-residential Uses Other Than Institutions			
Use			Minimum parking required
I. General Non-residential Uses (other than institutions)			
A.	AGRICULTURAL USES		1 space for each 2,000 square feet
B.	COMMERCIAL USES		
	B.1.	Animal shelters and kennels	1 space for each 2,000 square feet
	B.2.	Eating and drinking establishments	1 space for each 250 square feet
	B.3.	Entertainment Uses, general, except as noted below ((4)) ¹	For public assembly areas: 1 space for each 8 fixed seats, or 1 space for each 100 square feet of public assembly area not containing fixed seats
		B.3.a	Adult cabarets
		B.3.b	Sports and recreation uses
	B.4.	Food processing and craft work	1 space for each 2,000 square feet
	B.5.	Laboratories, research and development	1 space for each 1,500 square feet
	B.6.	Lodging uses	1 space for each 4 rooms; For bed and breakfast facilities in single family and multifamily zones, 1 space for each dwelling unit, plus 1 space for each 2 guest rooms
	B.7.	Medical services	1 space for each 500 square feet
	B.8.	Offices	1 space for each 1,000 square feet
	B.9.	Sales and services, automotive	1 space for each 2,000 square feet
	B.10.	Sales and services, general, except as noted below	1 space for each 500 square feet
		B.10.a.	Pet Daycare Centers ((2)) ²
			1 space for each 10 animals or 1 space for each staff member, whichever is greater, plus 1 loading and unloading space for each 20 animals ((7))
	B.11.	Sales and services, heavy	1 space for each 2,000 square feet
	B.12.	Sales and services, marine	1 space for each 2,000 square feet
C.	HIGH IMPACT USES		1 space for each 2,000 square feet

D.	LIVE-WORK UNITS			0 spaces for units with 1,500 square feet or less 1 space for each unit greater than 1,500 square feet; 1 space for each unit greater than 2,500 square feet, plus the parking that would be required for any nonresidential activity classified as a principal use
E.	MANUFACTURING USES			1 space for each 2,000 square feet
F.	STORAGE USES			1 space for each 2,000 square feet
G.	TRANSITIONAL ENCAMPMENT INTERIM USE			1 space for every vehicle used as shelter; plus 1 space for each 2 staff members on-site at peak staffing times
H.	TRANSPORTATION FACILITIES			
	H.1.	Cargo terminals		1 space for each 2,000 square feet
	H.2.	Parking and moorage		
		H.2.a.	((Principal use)) Flexible-use parking	None
		H.2.b.	Towing services	None
		H.2.c.	Boat moorage	1 space for each 2 berths
		H.2.d.	Dry storage of boats	1 space for each 2,000 square feet
	H.3.	Passenger terminals		1 space for each 100 square feet of waiting area
	H.4.	Rail transit facilities		None
	H.5.	Transportation facilities, air		1 space for each 100 square feet of waiting area
	H.6.	Vehicle storage and maintenance uses		1 space for each 2,000 square feet
I.	UTILITIES			1 space for each 2,000 square feet

II. Non-residential Use Requirements For Specific Areas

J.	Non-residential uses in urban centers or the Station Area Overlay District ((3)) ³	No minimum requirement
K.	Non- residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within ((1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the non-residential use.)) a frequent transit service area shown on a map adopted by Director's Rule. ((3)) ³	No minimum requirement

L.	Non-residential uses permitted in MR and HR zones pursuant to Section 23.45.504.	No minimum requirement
<p>Footnotes for Table A for 23.54.015:</p> <p>((4))¹ Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be “in use” during the period beginning three hours before an event is scheduled to begin and ending one hour after a scheduled event is expected to end. For sports events of variable or uncertain duration, the expected event length shall be the average length of the events of the same type for which the most recent data are available, provided it is within the past five years. During an inaugural season, or for nonrecurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be “in use” by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sports facility is certified to be 50 percent or less of the facility’s seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one space for each ten fixed seats of certified projected attendance. An application for reduction and the certification of shall be submitted to the Director at least 15 days prior to the event. When the event is one of a series of similar events, such certification may be submitted for the entire series 15 days prior to the first event in the series. If the Director finds that a certification of projected attendance of 50 percent or less of the seating capacity is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall, within 15 days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the goals of the facility’s Transportation Management Plan are otherwise being met. The Director may revoke or modify a parking requirement reduction approval during a series, if projected attendance is exceeded.</p> <p>((2))² The amount of required parking is calculated based on the maximum number of staff or animals the center is designed to accommodate.</p> <p>((3))³ The general <u>minimum</u> requirements of ((lines A through H)) <u>Part I</u> of Table A for 23.54.015 ((is)) <u>are</u> superseded to the extent that a use, structure or development qualifies for either a greater or a lesser <u>minimum</u> parking requirement (which may include no requirement) under any other provision. To the extent that a non-residential use fits within more than one line in Table A for 23.54.015, the least of the applicable <u>minimum</u> parking requirements applies. The different parking requirements listed for certain categories of non-residential uses shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.</p>		

1

Table B for 23.54.015 Required Parking for Residential Uses		
Use		Minimum parking required
I. General residential uses		
A.	Adult family homes	1 space for each dwelling unit
B.	Artist's studio/dwellings	1 space for each dwelling unit
C.	Assisted living facilities	1 space for each 4 assisted living units; plus 1 space for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space
D.	Caretaker's quarters	1 space for each dwelling unit
E.	Congregate residences	1 space for each 4 sleeping rooms
F.	Cottage housing developments	1 space for each dwelling unit
G.	Floating homes	1 space for each dwelling unit
H.	Mobile home parks	1 space for each mobile home lot as defined in Chapter 22.904
I.	Multifamily residential uses, except as otherwise provided in this Table B for 23.54.015. ¹	1 space for each dwelling unit, or 1 space for each 2 small efficiency dwelling units
J.	Nursing homes ²	1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 space for each 6 beds
K.	Single-family dwelling units	1 space for each dwelling unit
II. Residential use requirements for specific areas		
L.	All residential uses within urban centers or within the Station Area Overlay District ¹	No minimum requirement
M.	All residential uses in commercial and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within ((1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use.)) <u>a frequent transit service area shown on a map adopted by Director's Rule¹</u>	No minimum requirement
N.	Multifamily residential uses within the University of Washington parking impact area shown on Map A for 23.54.015 ¹	1 space per dwelling unit for dwelling units with fewer than two bedrooms; plus 1.5 spaces per dwelling units with 2 or more bedrooms; plus 0.25 spaces per bedroom for dwelling units with 3 or more bedrooms
O.	Multifamily dwelling units, within the Alki area shown on Map B for 23.54.015 ¹	1.5 spaces for each dwelling unit

Table B for 23.54.015
Required Parking for Residential Uses

Use	Minimum parking required
III. Multifamily residential use requirements with income criteria	
P. ((Multifamily residential uses: for)) For each dwelling unit ((rented to and occupied by a household with an income at time of its initial occupancy)) income-restricted at or below 30 percent or at or below 60 percent of the median income at initial occupancy ^{1,3} ((for the life of the building¹))	((0.33 space for each dwelling unit with two or fewer bedrooms, and one space for each dwelling unit with three or more bedrooms)) <u>1 space for each 5 dwelling units</u>
((Q.)) ((Multifamily residential uses: for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy of between 30 and 50 percent of the median income³, for the life of the building¹))	((0.75 spaces for each dwelling unit with two or fewer bedrooms, and one space for each dwelling unit with three or more bedrooms))
Q. <u>For each dwelling unit income-restricted at or below 80 percent of the median income at initial occupancy^{1,3}</u>	<u>1 space for each 3 dwelling units</u>
R. ((Low income disabled multifamily residential uses)) <u>For each dwelling unit income-restricted at or below 80 percent of the median income and with one or more persons who has a disability as defined in the Federal Fair Housing Amendments Act^{1,3}</u>	1 space for each ((4)) <u>5</u> dwelling units
S. ((Low income elderly/low income disabled multifamily residential uses)) <u>For each dwelling unit income-restricted at or below 80 percent of the median income and with one or more persons who either has a disability as defined by Federal Fair Housing Amendments Act or is 55 or more years of age^{1,3}</u>	1 space for each 5 dwelling units
T. ((Low income elderly multifamily residential uses)) <u>For each dwelling unit income-restricted at or below 80 percent of the median income and with one or more persons who is 62 or more years of age^{1,3} ((not located in urban centers or within the Station Area Overlay District))</u>	1 space for each 6 dwelling units

Footnotes to Table B for 23.54.015

¹The minimum amount of parking prescribed by ~~((the))~~ Part I of Table B for 23.54.015 does not apply if a use, structure or development qualifies for a greater or a lesser amount of minimum parking, including no parking, under any other provision of this Section 23.54.015. If more than one such provision may apply, the provision requiring the least amount of minimum parking applies, except that if an applicable minimum parking requirement in ~~((the))~~ Part II of Table B for 23.54.015 requires more parking than ~~((the))~~ Part I or another applicable requirement in Part II, it shall be applicable and other minimum ~~((the))~~ parking ~~((requirement))~~ requirements in ~~((the I))~~ Parts I and II of Table B ~~((does))~~ shall not apply. The minimum amount of parking prescribed by Part III of Table B for 23.54.015 does not apply if a use,

Table B for 23.54.015
Required Parking for Residential Uses

Use	Minimum parking required
<p>structure or development qualifies for a lesser amount of minimum parking, including no parking, under lines L or M in Part II of Table B for 23.54.015.</p> <p>²For development within single-family zones the Director may waive some or all of the <u>minimum</u> parking requirements according to Section 23.44.015 as a special or reasonable accommodation. In other zones, if the applicant can demonstrate that less parking is needed to provide a special or reasonable accommodation, the Director may reduce the requirement. The Director shall specify the <u>minimum</u> parking required and link the parking reduction to the features of the program that allow such reduction. The parking reductions are effective only as long as the conditions that justify the waiver are present. When the conditions are no longer present, the development shall provide the amount of <u>minimum</u> parking that otherwise is required.</p> <p>³((Notice of income restrictions.)) <u>Housing covenant. Income restrictions pertaining to these types of housing are defined at either 30, 60, or 80 percent of median income levels, without a lower limit on residents' income levels. If these provisions are applied to a development, then prior to the issuance of any permit to establish, construct or modify the development, or to reduce the amount of parking accessory to the development, the applicant shall record with the King County Recorder a restrictive covenant, for a minimum period of 30 years, signed and acknowledged by the owner(s), in a form prescribed by the Director of Housing, that provides notice that compliance with the income limits prescribed by this Section 23.54.015 is a condition for maintaining the reduced parking allowed by this Section 23.54.015, and requiring any subsequent owner to provide the amount of parking otherwise required in the event the income limits are not met. If these provisions are applied to a development for housing for persons 55 or 62 or more years of age, such housing shall have qualified for exemptions from prohibitions against discrimination against families with children and against age discrimination under all applicable fair housing laws and ordinances.</u></p>	

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Table C for 23.54.015
((PARKING FOR PUBLIC USES AND INSTITUTIONS))
Required Parking for Public Uses and Institutions

Use	Minimum parking required
I. General Public Uses and Institutions	
A. Adult care centers ((1), (2)) ^{1,2}	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients)
B. Child care centers ((1), (2), (3)) ^{1,2,3}	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children
C. Colleges	A number of spaces equal to 15 percent of the maximum number of students that the facility is designed to accommodate; plus 30 percent of the number of employees the facility is designed to accommodate; plus

Table C for 23.54.015 ((PARKING FOR PUBLIC USES AND INSTITUTIONS)) <u>Required Parking for Public Uses and Institutions</u>		
Use		Minimum parking required
		1 space for each 100 square feet of spectator assembly area in outdoor spectator sports facilities
D.	Community centers owned and operated the Seattle Department of Parks and Recreation ((DOPAR)) (SPR) (((1) , (4))) ^{1.4}	1 space for each 555 square feet; or for family support centers, 1 space for each 100 square feet
E.	Community clubs, and community centers not owned and operated by ((DOPAR)) SPR (((1) , (5))) ^{1.5}	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; plus 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
F.	Hospitals	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees other than staff doctors; plus 1 space for each 6 beds
G.	Institutes for advanced study, except in single family zones	1 space for each 1,000 square feet of offices and similar spaces; plus 1 space for each 10 fixed seats in all auditoria and public assembly rooms; or 1 space for each 100 square feet of public assembly area not containing fixed seats
H.	Institutes for advanced study in single family zones (existing) (((1))) ¹	3.5 spaces for each 1,000 square feet of office space; plus 10 spaces for each 1,000 square feet of additional building footprint to house and support conference center activities; or 37 spaces for each 1,000 square feet of conference room space, whichever is greater
I.	Libraries (((1) -(6))) ^{1.6}	1 space for each 80 square feet of floor area of all auditoria and public meeting rooms; plus 1 space for each 500 square feet of floor area, excluding auditoria and public meeting rooms
J.	Museums ¹	1 space for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; plus 1 space for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public

Table C for 23.54.015 ((PARKING FOR PUBLIC USES AND INSTITUTIONS)) <u>Required Parking for Public Uses and Institutions</u>		
Use		Minimum parking required
K.	Private clubs	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
L.	Religious facilities ((+)) ¹	1 space for each 80 square feet of all auditoria and public assembly rooms
M.	Schools, private elementary and secondary ((+)) ¹	1 space for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 space for each staff member
N.	Schools, public elementary and secondary ((7)(8)) ^{7,8}	1 space for each 80 square feet of all auditoria or public assembly rooms, or 1 space for every 8 fixed seats in auditoria or public assembly rooms containing fixed seats, for new public schools on a new or existing public school site
O.	Vocational or fine arts schools	1 space for each 2 faculty that the facility is designed to accommodate; plus 1 space for each 2 full-time employees other than faculty that the facility is designed to accommodate; plus 1 space for each 5 students, based on the maximum number of students that the school is designed to accommodate
II. General Public Uses and Institutions For Specific Areas		
P.	General public uses, institutions and Major Institution uses, except hospitals, in urban centers or the Station Area Overlay District ((9)) ⁹	No minimum requirement
Q.	<u>General public uses and institutions, except hospitals, and institutes for advanced study in single family zones, within urban villages that are not within an urban center or the Station Area Overlay District, if the use is located within a frequent transit service area shown on a map adopted by Director's Rule</u>	<u>No minimum requirement</u>
Footnotes for Table C for 23.54.015: ((+)) ¹ When this use is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when the use is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.570. The Director, in consultation with the ((Director of Transportation)) <u>Director of the Seattle Department of Transportation</u> , may allow adult care and child care centers locating in existing		

Table C for 23.54.015 ((PARKING FOR PUBLIC USES AND INSTITUTIONS)) <u>Required Parking for Public Uses and Institutions</u>	
Use	Minimum parking required
<p>structures to provide loading and unloading spaces on-street, <u>if not prevented by current or planned transportation projects adjacent to their property</u>, when no other alternative exists.</p> <p>((2)) ²The amount of required parking is calculated based on the maximum number of staff, children, or clients that the center is designed to accommodate on site at any one time.</p> <p>((3)) ³A child care facility, when co-located with an assisted living facility, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload spaces.</p> <p>((4)) ⁴When family support centers are located within community centers owned and operated by the Department of Parks and Recreation, the Director may lower the combined parking requirement by up to a maximum of 15 percent, pursuant to subsection 23.54.020.I.</p> <p>((5)) ⁵Indoor gymnasiums are not considered ball courts, nor are they considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the gymnasium is one parking space for every eight fixed seats. Each 20 inches of width of bleachers is counted as one fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement is one space for each 350 square feet.</p> <p>((6)) ⁶When a library is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when a library is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122; and when a library is permitted in a commercial zone, the Director may modify the parking requirements pursuant to subsection 23.44.022.L.</p> <p>((7)) ⁷For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements are determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Table C for 23.54.015 for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is 10 percent or less than that for the existing auditorium or other place of assembly, then no additional parking is required.</p> <p>((8)) ⁸Development standard departures may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.</p> <p>((9)) ⁹The general requirement of lines A through O of Table C for 23.54.015 for general public uses, institutions, and requirements of subsection 23.54.016.B for Major Institution uses are superseded to the extent that a use, structure or development qualifies for either a greater or a lesser parking requirement (which may include no requirement) under any other provision. To the extent that a general public use, institution or Major Institution use fits within more than one line in Table C for 23.54.015, the least of the applicable parking requirements applies. The different parking requirements listed for certain categories of general public uses or institutions shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.</p>	

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C. Maximum parking limits for specific zones or areas

1. In the Stadium Transition Area Overlay District certain uses are subject to a maximum parking ratio pursuant to subsection 23.74.010.A.1.b. When there are multiple uses on a lot, the total parking requirement for all uses subject to a maximum ratio cannot exceed the aggregate maximum for those uses under Section 23.74.010.

2. In all commercial zones, except C2 zones outside of urban villages, no more than 145 spaces per lot may be provided as surface parking or as flexible-use parking.

3. In all multifamily zones, commercial uses are limited to no more than ten parking spaces per business establishment.

4. The Director may permit parking to exceed applicable maximum parking limits
in the Northgate Overlay District as a Type I decision pursuant to Chapter 23.76 if:

a. the parking is provided in a structure according to a joint-use parking
agreement with King County Metro Transit; or

b. if it can be demonstrated to the satisfaction of the Director through a parking demand study that the spaces are only needed to satisfy peak demand periods on less than ten percent of the weekdays in a year, and the parking shall otherwise be available for daytime use by the general public.

* * *

K. Bicycle parking. The minimum number of off-street parking spaces for bicycles required for specified uses is set forth in Table D for 23.54.015. Long-term parking for bicycles shall be for bicycles parked four or more hours. Short-term parking for bicycles shall be for bicycles parked less than four hours. In the case of a use not shown on Table D for 23.54.015, ~~((there is no minimum bicycle parking requirement))~~ 1 per 10,000 square feet of either short- or long-term bicycle parking is required. The minimum requirements are based upon gross floor

1 area of the use in a structure, or the square footage of the use when located outside of an
2 enclosed structure, or as otherwise specified.

3 ~~((1. After the first 50 spaces for bicycles are provided, additional spaces are~~
4 ~~required at 1/2 the ratio shown in Table D for 23.54.015, except for rail transit facilities; passenger~~
5 ~~terminals; and park and ride lots.))~~

6 1. Rounding. For long-term bicycle parking, calculation of the minimum
7 requirement shall round up the result to the nearest whole number. For short-term bicycle
8 parking, calculation of the minimum requirement shall round up the result to the nearest whole
9 even number.

10 2. Performance standards.

11 a. ((Required bicycle parking shall be provided)) Provide bicycle parking
12 in a highly visible, safe, and accessible ((and convenient)) location, emphasizing user
13 convenience and theft deterrence, based on rules promulgated by the Director of the Seattle
14 Department of Transportation that address the considerations in this subsection 23.54.015.K.2.a.

15 (1) Provide secure locations and arrangements of long-term bicycle
16 parking, with features such as locked rooms or cages and bicycle lockers. The bicycle parking
17 should be installed in a manner that avoids creating conflicts with automobile accesses and
18 driveways.

19 (2) Provide pedestrian and bicycle access to long-term bicycle
20 parking that is separate from other vehicular entry and egress points.

21 (3) Provide adequate lighting in the bicycle parking area and
22 access routes to it.

1 (4) If bicycle parking facilities are not clearly visible from the
2 street or sidewalk, install directional signage in adequate amounts and in highly-visible indoor
3 and outdoor locations in a manner that promotes easy wayfinding for bicyclists. Wayfinding
4 signage shall be visible from adjacent on-street bicycle facilities.

5 (5) Long-term bicycle parking shall be located where bicyclists are
6 not required to carry bicycles on stairs to access the parking.

7 (6) Install ((Bicycle)) bicycle parking hardware ((shall be
8 installed)) so that it can perform to its manufacturer's specifications and any design criteria
9 promulgated by the ((Director of Transportation)) Director of the Seattle Department of
10 Transportation, allowing adequate clearance for bicycles and their riders. ((Directional signage
11 shall be installed when bike parking facilities are not clearly visible from the street or sidewalk.))

12 (7) ((If any covered automobile parking is provided, all)) Provide
13 full weather protection for all required long-term bicycle parking. ((shall be covered. If located
14 off street, bicycle and automobile parking areas shall be separated by a barrier or painted lines.))

15 ((3. Long term parking for bicycles shall be for bicycles parked four hours or
16 more. Short term parking for bicycles shall be for bicycles parked less than four hours.))

17 ((4.))3. Bicycle parking required for residential uses shall be located on-site.

18 ((5.))4. Bicycle parking required for small efficiency dwelling units and
19 congregate residence sleeping rooms is required to be covered for full weather protection. If the
20 required, covered bicycle parking is located inside the building that contains small efficiency
21 dwelling units or congregate residence sleeping rooms, the space required to provide the required
22 bicycle parking shall be exempt from Floor Area Ratio (FAR) limits. Covered bicycle parking
23 that is provided beyond the required bicycle parking shall not be exempt from FAR limits.

1 ~~((6-))~~5. Bicycle parking facilities shared by more than one use are encouraged.

2 ~~((7-))~~6. Bicycle parking facilities required for nonresidential uses shall be located
3 on the lot or in a shared bicycle parking facility within ~~((100))~~800 feet of the lot, except as
4 provided in subsection 23.54.015.K.7~~((8))~~.

5 ~~((8-))~~7. Both long-term and short-term ~~((Bicycle))~~ bicycle parking may be located
6 in ~~((a))~~ an off-site location ~~((facility))~~ within ~~((100))~~ 800 feet of the lot, ~~((that is not a shared~~
7 ~~bicycle parking facility, or))~~ and short-term public bicycle parking may be provided in ~~((the~~
8 ~~right of way))~~ a public place, subject to approval by the ~~((Director of Transportation))~~ Director
9 of the Seattle Department of Transportation.~~((, in lieu of providing required on-site bicycle~~
10 ~~parking.))~~ The Director of the Seattle Department of Transportation may consider whether
11 bicycle parking in the public place shall be sufficient in quality to effectively serve bicycle
12 parking demand from the site. ~~((, if the Director determines that:~~

13 a. ~~Safe, accessible, and convenient bicycle parking accessory to a non-~~
14 ~~residential use cannot be provided on site or in a shared bicycle parking facility within 100 feet~~
15 ~~of the lot, without extraordinary physical or financial difficulty;~~

16 b. ~~The bicycle parking in the right of way is equivalent to bicycle parking~~
17 ~~that otherwise would be required on site, and takes into consideration the cost of materials,~~
18 ~~equipment and labor for installation;~~

19 c. ~~The bicycle parking in the right of way is located within sufficient~~
20 ~~proximity to serve the bicycle parking demand generated by the project; and~~

21 d. ~~Construction of the bicycle parking is completed before issuance of a~~
22 ~~certificate of occupancy for the development.))~~

8. Bicycle commuter shower facilities. Structures containing 100,000 square feet or more of office gross floor area shall include shower facilities and clothing storage areas for bicycle commuters. One shower per gender shall be required for every 100,000 square feet of office use. The facilities shall be for the use of the employees and occupants of the building, and shall be located where they are easily accessible to bicycle parking facilities.

9. Bicycle parking spaces within dwelling units, other than a private garage, or on balconies do not count toward the bicycle parking requirement.

Table D for 23.54.015 Parking for Bicycles ¹			
Use		Bike parking requirements	
		Long-term	Short-term
A. COMMERCIAL USES			
A.1.	Eating and drinking establishments	1 per ((12,000)) <u>5,000</u> square feet	1 per ((4,000)) <u>1,000</u> square feet ((1 per 2,000 square feet in UC/SAO²))
A.2.	Entertainment uses	1 per 12,000 square feet	((1 per 40 seats and 1 per 1,000 square feet of non-seat area; 1 per 20 seats and 1 per 1,000 square feet of non-seat area in UC/SAO²)) <u>1 per 5,000 square feet of seating area, and 1 per 1,000 square feet of non-seating area</u>
A.3.	Lodging uses	((1 per 20)) <u>3 per 40</u> rentable rooms	((2)) <u>1 per 20</u> rentable rooms
A.4.	Medical services	1 per ((12,000)) <u>10,000</u> square feet	((1 per 4,000 square feet;)) 1 per 2,000 square feet ((in UC/SAO²))
A.5.	Offices and laboratories, research and development	1 per ((4,000)) <u>2,000</u> square feet((; 1 per 2,000 square feet in UC/SAO²))	1 per ((40,000)) <u>12,000</u> square feet
A.6.	Sales and services, general	1 per ((12,000)) <u>10,000</u> square feet	1 per ((4,000)) <u>2,000</u> square feet((; 1 per 2,000 square feet in UC/SAO²))
A.7.	Sales and services, heavy	1 per ((4,000)) <u>2,000</u> square feet	1 per ((40,000)) <u>10,000</u> square feet of <u>occupied floor area. 2 spaces minimum</u>
B. INSTITUTIONS			

Table D for 23.54.015 Parking for Bicycles¹			
		Bike parking requirements	
Use		Long-term	Short-term
B.1.	Institutions not listed below	1 per ((4,000)) <u>2,000</u> square feet((; 1 per 2,000 square feet in UC/SAO²))	1 per ((40,000)) <u>12,000</u> square feet
B.2.	Child care centers	1 per 4,000 square feet	1 per ((40,000 square feet)) <u>20 children. 2 spaces</u> <u>minimum</u>
B.3.	Colleges	((A number of spaces equal to 10 percent of the maximum students present at peak hour plus 5 percent of employees)) <u>1 per 5,000 square feet</u>	((None)) <u>1 per 2,500 square feet</u>
B.4.	Community clubs or centers	1 per 4,000 square feet	1 per ((4,000)) <u>1,000</u> square feet
B.5.	Hospitals	1 per 4,000 square feet((; 1 per 2,000 square feet in UC/SAO²))	1 per ((40,000)) <u>2,000</u> square feet
B.6.	Libraries	1 per 4,000 square feet	1 per ((4,000)) <u>2,000</u> square feet((; 1 per 2,000 square feet in UC/SAO²))
B.7.	Museums	1 per 4,000 square feet	1 per ((4,000)) <u>2,000</u> square feet
B.8.	Religious facilities	1 per ((12,000)) <u>4,000</u> square feet	((1 per 40 seats or 1 per 1,000 square feet of non-seat area)) <u>1 per 2,000 square feet</u>
B.9.	Schools, ((elementary)) <u>primary: K-8th grade</u>	((4)) <u>2</u> per classroom	((None)) <u>2 per classroom</u>
B.10.	Schools, secondary: ((middle and high)) <u>9-12th grade</u>	((2)) <u>3</u> per classroom	((None)) <u>1 per classroom</u>
B.11.	Vocational or fine arts schools	((A number of spaces equal to 10 percent of the maximum students present at peak hour plus 5 percent of employees)) <u>1 per 5,000 square feet</u>	((None)) <u>1 per 2,500 square feet</u>
C. MANUFACTURING USES		1 per 4,000 square feet	((None)) <u>1 per 20,000 square feet</u>
D. RESIDENTIAL USES			
D.1.	Congregate residences ⁽⁽³⁾⁾²	((0.75)) <u>1</u> per sleeping room	((None)) <u>1 per 20 sleeping rooms. 2 spaces minimum</u>
D.2.	Multi-family structures ⁽⁽³⁾⁾²	1 per ((4)) dwelling ((units)) <u>unit</u> or 0.75 per small efficiency dwelling unit	((None)) <u>1 per 5 dwelling units</u>
E. TRANSPORTATION FACILITIES			
E.1.	Park and ride lots	At least 20 ⁽⁽⁴⁾⁾³	((None)) <u>At least 10</u>

Table D for 23.54.015 Parking for Bicycles ¹			
Use		Bike parking requirements	
		Long-term	Short-term
E.2.	((Principal use)) Flexible-use parking ((except park-and-ride lots))	1 per 20 auto spaces	None
E.3.	Rail transit facilities and passenger terminals	At least ((20)) 10 ⁽⁽⁴⁾⁾³	((None)) Spaces for 7% of projected AM peak period daily ridership

Footnote to Table D for 23.54.015:

¹~~((If a use is not shown on this Table D for 23.54.015, there is no minimum bicycle parking requirement.))~~ Required bicycle parking includes long-term and short-term amounts shown in this table.
~~((²For the purposes of this Table D for 23.54.015, UC/SAO means urban centers or the Station Area Overlay District.))~~

~~((³))~~²For congregate residences that are owned by a not-for-profit entity or charity, or that are licensed by the State and provide supportive services for seniors or persons with disabilities, the Director shall have the discretion to reduce the amount of required bicycle parking if it can be demonstrated that residents are less likely to travel by bicycle.

~~((⁴))~~³The Director, in consultation with the Director of the Seattle Department of Transportation, may require more bicycle parking spaces based on the following factors: Area topography; pattern and volume of expected bicycle users; nearby residential and employment density; proximity to the Urban Trails system and other existing and planned bicycle facilities; projected transit ridership and expected access to transit by bicycle; and other relevant transportation and land use information.

Section 35. Section 23.54.016 of the Seattle Municipal Code, last amended by Ordinance 123963, is amended as follows:

23.54.016 Major Institutions—parking and transportation

Except in the MPC-YT zone, Major Institution uses are subject to the following transportation and parking requirements:

* * *

C. Requirement for a Transportation Management Program((-))

* * *

4. Through the process of reviewing a new or updated transportation management program in conjunction with reviewing a master plan, the Council may approve in excess of 135 percent of the minimum requirements for long-term parking spaces, or may increase or decrease the required 50 percent SOV goal, based upon the Major Institution's impacts on traffic and

opportunities for alternative means of transportation. Factors to be considered shall include, but not be limited to:

a. Proximity to a street with ~~((15 minute transit service headway in each direction))~~ frequent transit service;

b. Air quality conditions in the vicinity of the Major Institution;

c. The absence of other nearby traffic generators and the level of existing and future traffic volumes in and through the surrounding area;

d. The patterns and peaks of traffic generated by Major Institution uses and the availability or lack of on-street parking opportunities in the surrounding area;

e. The impact of additional parking on the Major Institution site;

f. The extent to which the scheduling of classes or work shifts reduces the transportation alternatives available to employees ~~((and/or))~~ or students or the presence of limited carpool opportunities due to the small number of employees; and

g. The extent to which the Major Institution has demonstrated a commitment to SOV alternatives.

* * *

Section 36. Section 23.54.020 of the Seattle Municipal Code, last amended by Ordinance 124770, is amended as follows:

23.54.020 Parking quantity exceptions

The motor vehicle parking quantity exceptions set forth in this section apply in all zones except downtown zones, which are regulated by Section 23.49.019, and Major Institution zones, which are regulated by Section 23.54.016.

* * *

1 B. Tandem Parking in Multifamily Structures.

2 1. Off-street parking required for multifamily structures may be provided as
3 tandem parking, as defined in Section 23.54.030. A tandem parking space counts as one and one-
4 half (~~((1 1/2))~~) parking spaces, except as provided in subsection 23.54.020.B.2 below, and must
5 meet the minimum size requirements of subsection (~~((A of Section))~~) 23.54.030.A.

6 2. When a minimum of at least one (~~((1))~~) parking space per dwelling unit in a
7 multifamily structure is required, the total number of parking spaces provided, counting each
8 tandem parking space as one space, may not be less than the total number of dwelling units.

9 C. Parking Exception for Landmark Structures. The Director may reduce or waive the
10 minimum accessory off-street parking requirements for a use permitted in a Landmark structure,
11 or when a Landmark structure is completely converted to residential use according to Sections
12 23.42.108 or 23.45.506, or for a use in a Landmark district that is located in a commercial zone,
13 as a special exception pursuant to Chapter 23.76, Procedures for Master Use Permits and Council
14 Land Use Decisions.

15 1. In making any such reduction or waiver, the Director will assess area parking
16 needs. The Director may require a survey of on- and off-street parking availability. The Director
17 may take into account the level of transit service in the immediate area; the probable relative
18 importance of walk-in traffic; proposals by the applicant to encourage carpooling or transit use
19 by employees; hours of operation; and any other factor or factors considered relevant in
20 determining parking impact.

21 2. The Director may also consider the types and scale of uses proposed or
22 practical in the Landmark structure, and the controls imposed by the Landmark designation.

3. Such a reduction or waiver may be allowed, for conversion of structures to residential use, only if the Director also determine that there is no feasible way to meet parking requirements on the lot.

D. Expansion of Existing Nonresidential Uses in Commercial Zones. In commercial zones additional parking spaces for nonresidential uses are not required for the expansion of existing structures if the minimum parking requirement would not be increased by more than ten ~~((10))~~ percent. If the minimum parking requirement would be increased by more than ten ~~((10))~~ percent, the parking spaces required for the entire expansion shall be provided. This exception may be used only once for any individual structure.

E. RESERVED

F. Reductions to ~~((minimum))~~ required parking ~~((requirements-))~~

1. When parking is required, reductions to ~~((minimum))~~ required parking ~~((requirements))~~ permitted by this subsection 23.54.020.F will be calculated from the minimum required parking ~~((requirements))~~ in Section 23.54.015. Total reductions to required parking as provided in this subsection 23.54.020.F may not exceed 50 percent.

2. Transit reduction.

a. In multifamily and commercial zones, the minimum required parking ~~((requirement))~~ for all uses is reduced by 50 percent if the ~~((use))~~ property is located within a ~~((1,320 feet of a street with))~~ frequent transit service area, and the property is not located in an Urban Center, Urban Village, or Station Area Overlay District. ~~((This distance will be the walking distance measured from the nearest transit stop to the lot line of the lot containing the use-))~~

1 b. In industrial zones, the minimum parking requirement for a
2 nonresidential use is reduced by 15 percent if the use is located within a frequent transit service
3 area. ~~((1,320 feet of a street with peak transit service headways of 15 minutes or less. This~~
4 ~~distance will be the walking distance measured from the nearest transit stop to the lot line of the~~
5 ~~lot containing the use.))~~

6 3. For new or expanding offices or manufacturing uses that require 40 or more
7 parking spaces, the minimum required parking ~~((requirement))~~ may be reduced by up to a
8 maximum of 40 percent by the substitution of alternative transportation programs, according to
9 the following provisions:

10 a. For every carpool space accompanied by a cash fee, performance bond
11 or alternative guarantee acceptable to the Director, the total required parking ~~((requirement))~~ will
12 be reduced by 1.9 spaces, up to a maximum of 40 percent of the parking requirement.

13 b. For every vanpool purchased or leased by the applicant for employee
14 use, or equivalent cash fee for purchase of a van by the public ridesharing agency, the total
15 required parking ~~((requirement))~~ will be reduced by six spaces, up to a maximum of 20 percent
16 of the parking requirement.

17 c. If transit or transportation passes are provided with a 50 percent or
18 greater cost reduction to all employees in a proposed structure for the duration of the business
19 establishment(s) within it, or five years, whichever is less, and if transit service is located within
20 ~~((800))~~ one-quarter mile (1,320 feet), the required parking ~~((requirement))~~ shall be reduced by 10
21 percent. With a 25 percent to 49 percent cost reduction, and if transit service is located within
22 ~~((800))~~ one-quarter mile (1,320 feet), the parking requirement shall be reduced by ~~((5))~~ five
23 percent.

d. For every four covered bicycle parking spaces provided, the total parking requirement shall be reduced by one space, up to a maximum of ~~((5))~~ five percent of the parking requirement, provided ~~((that))~~ there is access to an arterial over improved streets.

G. Reductions in required parking for ~~((Shared Parking-))~~ shared parking

1. General provisions for required parking when it is ~~((Shared Parking))~~ shared parking~~((General Provisions))~~.

a. Shared parking is allowed between two ~~((2))~~ or more uses to satisfy all or a portion of ~~((the minimum))~~ required off-street parking ~~((requirement of))~~ for those uses as provided in subsections 23.54.020.G.2 and 23.54.020.G.3.

b. Shared parking to satisfy required parking is allowed between different categories of uses or between uses with different hours of operation, but not both.

c. A use for which an application is being made for shared parking must be located within ~~((eight hundred (800)))~~ one-quarter mile (1,320 feet) of the parking.

d. No reduction to ~~((the))~~ required parking ~~((requirement))~~ may be made if the proposed uses have already received a reduction through the provisions for cooperative parking, subsection 23.54.020.H.

e. Reductions to required parking permitted through shared use of parking will be determined as a percentage of the ~~((minimum))~~ parking requirement as modified by the reductions permitted in subsections 23.54.020.A through 23.54.020.F.

f. An agreement providing for the shared use of parking to satisfy required parking, executed by the parties involved, must be filed with the Director. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in

force. If the agreement is no longer in force, then required parking must be provided as otherwise required by this ~~((chapter))~~ Chapter 23.54.

2. Shared Required Parking for Different Categories of Uses((:))

a. A business establishment may share required parking according to only one of the subsections 23.54.020.G.2.b, 23.54.020.G.2.c or 23.54.020.G.2.d.

b. If an office use shares required parking with one of the following uses((:)), the required parking for the non-office use may be reduced by 20 percent, provided that the reduction will not exceed the minimum required parking for the office use:

- (1) general sales and services((:));
- (2) heavy sales and services uses((:));
- (3) eating and drinking establishments((:));
- (4) lodging uses((:));
- (5) entertainment((:));
- (6) medical services((:));
- (7) animal shelters and kennels((:));
- (8) automotive sales and services((:)); or
- (9) maritime sales and services((:)).

~~((the parking requirement for the non-office use may be reduced by twenty (20) percent, provided that the reduction will not exceed the minimum parking requirement for the office use.))~~

c. If a residential use shares required parking with one of the following uses((:)), the required parking for the residential use may be reduced by 30 percent, provided that the reduction does not exceed the minimum required parking for the non-residential use:

(1) general sales and services((?));

(2) heavy sales and services uses((?));

(3) medical services((?));

(4) animal shelters and kennels((?));

(5) automotive sales and services((?)); or

(6) maritime sales and services((?)).

~~((the parking requirement for the residential use may be reduced by thirty
(30) percent, provided that the reduction does not exceed the minimum parking requirement for
the non-residential use.))~~

d. If an office and a residential use share required off-street parking, the
required parking ~~((requirement))~~ for the residential use may be reduced by ~~((fifty-))~~50(~~(+)~~)
percent, provided that the reduction does not exceed the minimum required parking
~~((requirement))~~ for the office use.

3. Shared Required Parking for Uses With Different Hours of Operation((?))

a. For the purposes of this section, the following uses will be considered
daytime uses:

(1) Commercial uses, except eating and drinking establishments,
lodging uses, and entertainment uses;

(2) Storage uses;

(3) Manufacturing uses; and

(4) Other similar primarily daytime uses, when authorized by the
Director.

b. For the purposes of this section, the following uses will be considered
nighttime or Sunday uses:

- (1) Auditoriums accessory to public or private schools;
- (2) Religious facilities;
- (3) Entertainment uses, such as theaters, bowling alleys, and dance
halls;
- (4) Eating and drinking establishments; and
- (5) Other similar primarily nighttime or Sunday uses, when
authorized by the Director.

c. Up to ~~((ninety-))~~90((+)) percent of the required parking ~~((required))~~ for
a daytime use may be supplied by the off-street parking provided by a nighttime or Sunday use
and vice-versa, when authorized by the Director, except that this may be increased to ~~((one
hundred-))~~100((+)) percent when the nighttime or Sunday use is a religious facility.

d. The applicant must show that there is no substantial conflict in the
principal operating hours of the uses for which the sharing of parking to satisfy required parking
is proposed.

e. The establishment of ~~((park and pool lots))~~ a park and ride use is
permitted subject to use allowances in the zone, provided that ~~((the park and pool lot))~~ it will not
use spaces required by another use if there is a substantial conflict in the principal operating
hours of the ~~((park and pool lot))~~ park and ride use and the other use.

H. Reductions in required parking for ~~((Cooperative Parking-))~~ cooperative parking

1 1. Cooperative parking to satisfy required parking is permitted between two
2 ~~((2))~~ or more business establishments that are commercial uses according to the provisions of
3 this subsection.

4 2. Up to a ~~((twenty-))~~20~~(())~~ percent reduction in the total number of required
5 parking spaces for four ~~((4))~~ or more separate business establishments, ~~((fifteen-))~~15~~(())~~
6 percent reduction for three ~~((3))~~ business establishments, and ten ~~((10))~~ percent reduction for
7 two ~~((2))~~ commercial uses may be authorized by the Director under the following conditions:

8 a. No reductions to ~~((the parking requirement))~~ required parking may be
9 made if the proposed business establishments have already received a reduction through the
10 provisions for shared parking~~(())~~ in subsection 23.54.020.G ~~((of this section))~~.

11 b. Each business establishment for which the application is being made for
12 cooperative parking is located within ~~((eight hundred (800)))~~ one-quarter mile (1,320 feet), of the
13 parking, and the parking is located in a commercial or residential-commercial zone or the Seattle
14 Mixed (SM) zone.

15 c. The reductions to required parking permitted through cooperative
16 parking will be determined as a percentage of the minimum parking requirement as modified by
17 the reductions permitted in subsections 23.54.020.A through 23.54.020.F. ~~((of this section))~~

18 d. An agreement providing for the cooperative use of parking to satisfy
19 required parking must be filed with the Director when the facility or area is established as
20 cooperative parking. Cooperative parking privileges will continue in effect only as long as the
21 agreement to use the cooperative parking remains in force. If the agreement is no longer in force,
22 then required parking, as applicable, must be provided as otherwise required by this chapter.
23 New business establishments seeking to meet required parking ~~((requirements))~~ by becoming

part of an existing cooperative arrangement must provide the Director with an amendment to the agreement stating their inclusion in the cooperative parking facility or area.

* * *

J. Reductions in required ((Parking)) parking for City-recognized Car-sharing Programs((-))

1. For any development, one ~~((4))~~ space or up to five ~~((5))~~ percent of the total number of required spaces, whichever is greater, may be used to provide parking for vehicles operated by a car-sharing program. The number of required parking spaces will be reduced by one ~~((4))~~ space for every parking space leased by a car-sharing program.

2. For any development requiring ~~((twenty-))~~20~~((7))~~ or more parking spaces under Section 23.54.015 that provides a space for vehicles operated by a car-sharing program, the number of required parking spaces may be reduced by the lesser of three ~~((3))~~ required parking spaces for each car-sharing space or ~~((fifteen-))~~15~~((7))~~ percent of the total number of required spaces. In order to gain this exception, an agreement between the property owner and a car-sharing program must be approved by the Director and the agreement, along with a notice that the agreement is the basis for this exception to the parking requirement, must be recorded with the title to the property before a Master Use Permit is issued.

* * *

L. Director discretion. ~~((SM/D/40-85 zone-))~~ As a Type I decision pursuant to Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions, the Director may reduce required parking for any proposed uses in any zone, except Downtown zones, ~~((the SM/D/40-85 zone))~~ to a level not less than the amount needed to serve parking demand to be

generated by those uses as demonstrated to the satisfaction of the Director by a parking demand study performed by a licensed professional engineer and submitted by the applicant.

Section 37. Section 23.54.025 of the Seattle Municipal Code, last amended by Ordinance 124843, is amended as follows:

23.54.025 Off-site required parking

A. Where allowed

1. Off-site parking provided to fulfill (~~((minimum))~~) required parking (~~((requirements))~~) may be established by permit on a lot if the parking proposed is otherwise allowed by the provisions of this Title 23 on the lot where the off-site parking is proposed or is already established by permit on the lot where the off-site parking is proposed.

2. All applicable standards for parking accessory to the use for which the parking is required shall be met on the lot where off-site parking is proposed, if new parking spaces are proposed to be developed. Existing parking may be used even if nonconforming to current standards provided it is not required for a use on the lot that is the site of the off-site parking.

3. If parking and parking access, including the proposed off-site parking, are or will be the sole uses of a site, or if surface parking outside of structures will comprise more than (~~((1/2))~~) one-half of the site area, or if parking will occupy more than half of the gross floor area of all structures on a site, then a permit to establish off-site parking may be granted only if (~~((principal use))~~) flexible-use parking is a permitted use for the lot on which the off-site parking is located.

B. Development standards

1. Off-site parking shall satisfy the screening and landscaping requirements and other development standards applicable where it is located, except to the extent that it is legally

nonconforming to development standards prior to establishment of the off-site parking use.

Unless otherwise provided, development standards regarding the relation of parking to structures apply to off-site parking in the same manner as they apply to parking accessory to the uses in such structures.

2. Parking allowed only as temporary surface parking does not qualify as off-site parking.

3. Parking provided to fulfill ~~((minimum parking requirements))~~ required parking shall not be established as off-site parking for more than one use unless authorized to be shared according to the shared parking provisions of this Chapter 23.54.

4. If maximum parking limits apply to a use, off-site parking permitted for that use shall count against the maximum limit unless otherwise expressly stated in the provisions of this Title 23 applicable to the lot where the use requiring parking is located.

* * *

E. Termination, change, or suspension of off-site parking use((-))

1. Except as otherwise provided in subsection ~~((F of this Section))~~ 23.54.025.F, ~~((in order))~~ a change of use permit is required to terminate any off-site parking use, or to establish a new use for which off-site required parking ~~((will))~~ is to be provided on the off-site parking lot. ~~((a change of use permit is required.))~~ Such a change of use permit shall not be issued unless:

a. the owner of the lot on which the use requiring parking is located has been notified in writing of the change of use; and

b. the off-site parking is not required for any reason, which may include one or more of the following:

(1) the use requiring parking has been discontinued or reduced in size;

(2) the parking is no longer required by this Title 23;

(3) other parking meeting the requirements of Title 23 has been provided for the use requiring parking and, if it is off-site parking, established by permit; or

(4) a variance allowing the use requiring parking to continue without all or part of such off-site parking has been granted.

2. If the owner of a lot where off-site parking is established plans to improve the lot and continue to provide off-site parking for the use requiring parking after completion of the improvements, the owners of such lot and the lot on which the use requiring parking is located, or such owners' authorized representatives, may apply for a temporary suspension of the off-site parking use, by submitting to the Director:

a. a plan, with attached drawings showing the number and location of parking spaces, for providing interim parking for the use requiring parking, satisfying all applicable requirements of this title, until improvements to the off-site parking lot are completed;

b. a plan, with attached drawings showing the number and location of parking spaces, for the provision of permanent parking for the use requiring parking, satisfying all applicable requirements of this title, when the improvements are completed; and

c. such other materials as the Director may require to evaluate the proposal.

3. If the Director approves the plans for purposes of subsection 23.54.025.E.2, then the Director may authorize the suspension of the off-site parking use pending the completion of the proposed improvements, conditioned upon issuance of a building permit for

the proposed improvements, issuance of any permits necessary to establish the interim parking use, and the actual provision of the other off-site parking in accordance with applicable development standards.

4. If a use requiring off-site parking is suspended as a result of fire, act of nature, or other causes beyond the control of the owners, or for substantial renovation or reconstruction, then subject to the applicable provisions in the zone or district where the off-site parking is located, the Director may approve the temporary use of the off-site parking to serve one or more other uses, or as ~~((general purpose))~~ flexible-use parking, for a period not to exceed 180 days, subject to extensions for not more than 180 days if at the end of the initial period or any extension the use requiring parking has not recommenced.

5. No permit for the demolition of a structure including off-site parking, established under this Section 24.54.025 or of any portion thereof necessary for such off-site parking, shall be issued, except in case of emergency, unless the off-site parking use has been terminated or temporarily suspended pursuant to this Section 23.54.025.E. If any such structure, or such portion thereof, is destroyed as a result of fire, act of nature, or other causes beyond the control of the owners, then the owner of the off-site parking lot may obtain a change of use permit. Upon such destruction of off-site parking, the lot on which the use requiring parking will be subject to Section 23.54.025.G.

* * *

G. Effect of loss of required off-site parking~~((:))~~

1. If, for any reason, any off-site parking used to satisfy ~~((the minimum))~~ required parking for any use requiring parking is not available for off-site parking for such use in

1 conformity with the applicable use permit, then it shall be unlawful to continue the use requiring
2 parking unless:

3 a. other parking meeting the requirements of this Title 23 is provided on
4 the same lot as the use requiring parking within 30 days;

5 b. other off-site parking is secured, a permit is applied for to establish the
6 off-site parking use within 30 days, such permit is obtained within 180 days, and the other off-
7 site parking is completed in accordance with all applicable requirements and is in use within 180
8 days unless the Director, upon finding that substantial progress toward completion has been
9 made and that the public will not be adversely affected by the extension, grants an extension in
10 writing;

11 c. the loss of off-site parking is caused by damage to or destruction of a
12 structure, and either:

13 (1) the owners of the off-site parking and of the lot of the use
14 requiring parking apply for a permit to establish other existing spaces on the off-site parking lot
15 as parking for such use within 90 days, and such permit is granted within 180 days; or

16 (2) the owner of the off-site parking lot applies for any permit
17 necessary to repair or rebuild the structure so as to provide the off-site parking within 90 days,
18 the off-site parking is completed in accordance with all applicable requirements within 180 days,
19 unless the Director, upon finding that substantial progress toward completion has been made and
20 that the public will not be adversely affected by the extension, grants an extension in writing, and
21 if the location on the lot of the off-site parking is modified, the owner executes and records
22 within 180 days an amendment to the notice identifying the location of the off-site parking in the
23 rebuilt or repaired structure; or

1 d. a variance is applied for within 30 days and subsequently granted; or
2 e. the off-site parking was exempt, under subsection 23.54.025.F, from the
3 requirements of subsections C, D, and E of this ((section)) Section 23.54.025, and within 30 days
4 substitute off-site parking, on a lot where such parking is permitted by the provisions of this Title
5 23 and consistent with all applicable development standards, is provided and established by
6 recorded parking notice or covenant consistent with the terms of this Section 23.54.025. ((as in
7 effect immediately prior to the effective date of this ordinance.))

8 2. Unless a variance is applied for within such 30-day period and not denied, upon
9 the expiration of any applicable period in subsections 23.54.025.G.1.a, G.1.b or G.1.c without
10 the completion of the action or actions required, the use requiring parking shall be discontinued
11 to the extent necessary so that the remaining parking for that use satisfies the applicable
12 minimum parking requirement. Upon the denial of a variance from parking requirements the use
13 requiring parking must be discontinued to that extent, unless the conditions of subsection
14 23.54.025.G.1.a, G.1.b, G.1.c or G.1.e are then satisfied. Each period stated in this subsection
15 23.54.025.G runs from the first date upon which spaces established as off-site parking are not
16 available for use as off-site parking.

17 * * *

18 Section 38. A new Section 23.54.026 of the Seattle Municipal Code is established as
19 follows:

20 **23.54.026 Flexible-use parking**

21 A. Flexible-use parking is allowed according to this Chapter 23.54, other applicable
22 chapters, and the provisions of each zone, provided the parking is not required parking for
23 another use or subject to a recorded parking notice or covenant according to Section 23.54.025.

B. Except as described in other applicable chapters and the provisions of each zone, flexible-use parking may be used as short- or long-term parking.

C. Legally established accessory parking may be converted to flexible-use parking without a use permit or approval when meeting the provisions of the zone and subsection 23.54.026.A. Any lawfully existing nonconformities as to development standards may be maintained.

D. Except where it is a prohibited use, flexible-use parking is allowed in a garage within the Station Area Overlay District if the total gross floor area of all parking uses on the lot is less than the total gross floor area of all non-parking uses on the lot.

Section 39. A new Section 23.54.027 of the Seattle Municipal Code is established as follows:

23.54.027 Public use of accessory parking

A. Legally established parking that is not required parking and is accessory to residential uses may be used as off-site parking for other residential uses, without a separate use permit or approval.

B. Legally established parking that is not required parking and is accessory to residential or non-residential uses may be made available to the public as short-term parking without a separate use permit or approval.

Section 40. Section 23.54.030 of the Seattle Municipal Code, last amended by Ordinance 125272, is amended as follows:

23.54.030 Parking space and access standards

All parking spaces provided, whether required by Section 23.54.015 or not, and required barrier-free parking, shall meet the standards of this Section 23.54.030(~~(, except that parking for~~

~~residential and live-work uses provided in excess of the quantity required by Section 23.54.015 is exempt from the requirements of subsections 23.54.030.A and 23.54.030.B)).~~

A. Parking space dimensions

1. "Large vehicle" means the minimum size of a large vehicle parking space shall be 8.5 feet in width and 19 feet in length.

2. "Medium vehicle" means the minimum size of a medium vehicle parking space shall be 8 feet in width and 16 feet in length.

3. "Small vehicle" means the minimum size of a small vehicle parking space shall be 7.5 feet in width and 15 feet in length.

4. "Barrier-free parking" means a parking space meeting the following standards:

a. Parking spaces shall not be less than 8 feet in width and shall have an adjacent access aisle not less than 5 feet in width. Van-accessible parking spaces shall have an adjacent access aisle not less than 8 feet in width. Where two adjacent spaces are provided, the access aisle may be shared between the two spaces. Boundaries of access aisles shall be marked so that aisles will not be used as parking space.

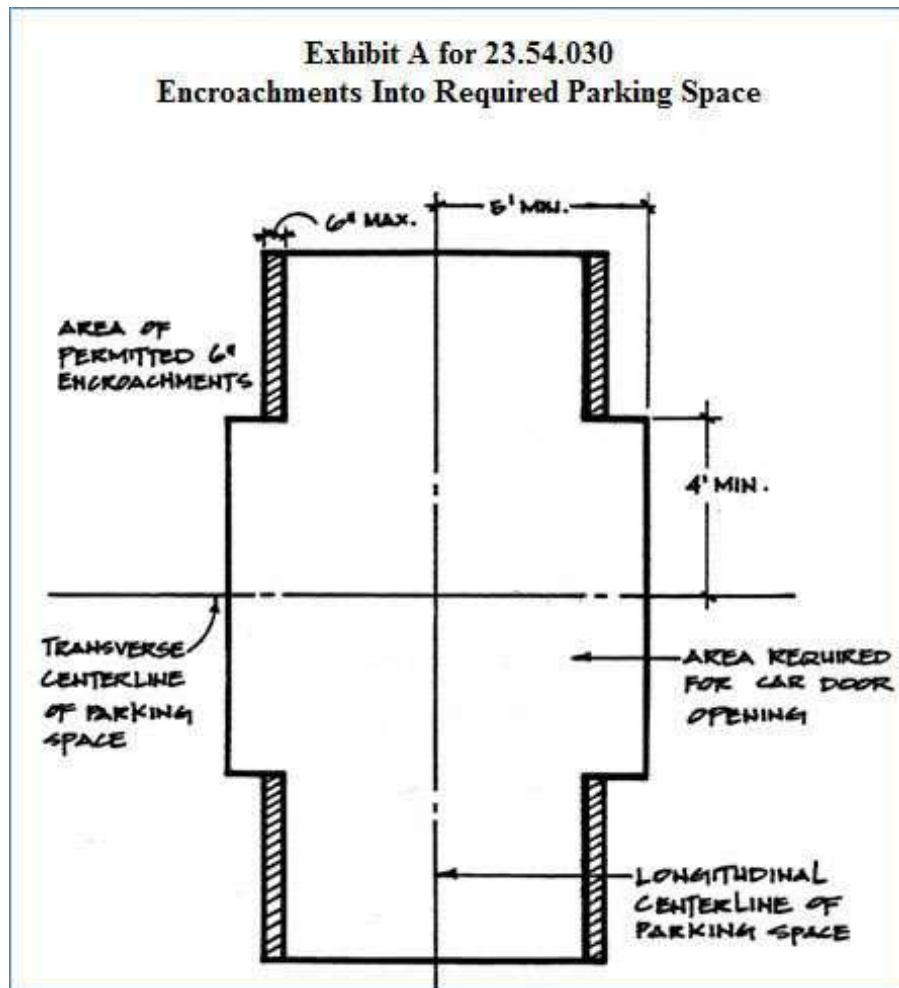
b. A minimum length of 19 feet or when more than one barrier-free parking space is provided, at least one shall have a minimum length of 19 feet, and other spaces may be the lengths of small, medium, or large spaces in approximate proportion to the number of each size space provided on the lot.

5. "Tandem parking" means a parking space equal to the width and 2 times the length of the vehicle size standards in subsections 23.54.030.A.1, 23.54.030.A.2, and 23.54.030.A.3 for the size of the vehicle to be accommodated.

6. Columns or other structural elements may encroach into the parking space a maximum of 6 inches on a side, except in the area for car door opening, 5 feet from the longitudinal centerline or 4 feet from the transverse centerline of a parking space (see Exhibit A for 23.54.030). No wall, post, guardrail, or other obstruction, or lot line, is permitted within the area for car door opening.

7. If the parking space is next to a lot line and the parking space is parallel to the lot line, the minimum width of the space is 9 feet.

Exhibit A for 23.54.030
Encroachments Into Required Parking Space



1 B. Parking space requirements. The required size of parking spaces shall be determined
2 by whether the parking is for a residential, live-work, or non-residential use. In structures
3 containing residential uses and also containing either non-residential uses or live-work units,
4 parking that is clearly set aside and reserved for residential or live-work use shall meet the
5 standards of subsection 23.54.030.B.1; parking for all other uses within the structure shall meet
6 the standards of subsection 23.54.030.B.2. All uses shall provide barrier-free accessible parking
7 if required by the Building Code, Subtitle I of Title 22, or the Residential Code, Subtitle IA of
8 Title 22.

9 1. Residential uses

10 a. When five or fewer parking spaces are provided, the minimum required
11 size of a parking space shall be for a medium (~~car~~) vehicle, as described in subsection
12 23.54.030.A.2, except as provided in subsection 23.54.030.B.1.d.

13 b. When more than five parking spaces are provided, a minimum of 60
14 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a
15 medium parking space shall also be the maximum size. Forty percent of the parking spaces may
16 be striped for any size category in subsection 23.54.030.A, provided that when parking spaces
17 are striped for large vehicles, the minimum required aisle width shall be as shown for medium
18 vehicles.

19 c. Assisted living facilities. Parking spaces shall be provided as in
20 subsections 23.54.030.B.1.a and 23.54.030.B.1.b, except that a minimum of two spaces shall be
21 striped for a large vehicle.

d. Townhouse units. For an individual garage serving a townhouse unit, the minimum required size of a parking space shall be for a large ~~((car))~~ vehicle, as described in subsection 23.54.030.A.

* * *

K. Pedestrian access to garage

1. For new structures that include a garage, in a zone where flexible-use parking is permitted, at least one pedestrian access walkway or route shall be provided between a garage and a public right-of-way, which may be an alley, including a side-hinged door for pedestrian use.

2. A fire exit door, or other access through lobbies, may serve this purpose if the access route and doors are accessible for ingress and egress by garage users.

Section 41. Section 23.61.008 of the Seattle Municipal Code, last amended by Ordinance 125267, is amended as follows:

23.61.008 Prohibited uses

The following uses are prohibited within an underlying commercial zone as both principal and accessory uses, except as otherwise noted:

A. Drive-in businesses;

B. Dry boat storage;

C. General manufacturing;

D. Heavy commercial services, except laundry facilities existing as of April 1, 2001;

E. Sales and rental of large boats;

F. Vessel repair (major or minor);

G. Mini-warehouse;

H. ~~((Principal use, nonresidential long-term parking))~~ Structure solely consisting of a flexible-use parking garage;

I. Flexible-use parking surface lot;

~~((F.))~~ J. Outdoor storage;

~~((J.))~~ K. Heavy commercial sales;

~~((K.))~~ L. Sales and rental of motorized vehicles, except within an enclosed structure;

~~((L.))~~ M. Solid waste management;

~~((M.))~~ N. Recycling uses;

~~((N.))~~ O. Towing services;

~~((O.))~~ P. Principal use vehicle repair (major or minor);

~~((P.))~~ Q. Wholesale showroom; and

~~((Q.))~~ R. Warehouse.

S. Park and Ride facility

Section 42. Subsection B of Section 23.66.122, last amended by Ordinance 124969, is amended as follows:

23.66.122 Prohibited uses

* * *

B. Except for the uses listed in subsection 23.66.122.B.2, automobile-oriented commercial uses are prohibited, including but not limited to the automobile-oriented uses listed in subsection 23.66.122.B.1.

1. Examples of prohibited automobile-oriented commercial uses:

a. Drive-in businesses;

b. ((~~Principal~~)) Flexible-use and accessory surface parking areas not in existence prior to August 10, 1981;

c. ((~~Principal-use~~)) Flexible-use parking garages for long-term parking; and

d. Motels.

2. Permitted automobile-oriented uses:

a. Gas stations accessory to parking garages;

b. Accessory-use surface parking in the Subarea B shown on Map C for 23.66.122 and 23.66.150 either:

(1) if the accessory-use surface parking is in a location permitted by and complies with the standards contained in Section 23.49.180; or

(2) if the lot satisfies the provisions of Section 23.49.019;

c. ((~~Principal-use~~)) Flexible-use parking garages for long-term parking in structures authorized pursuant to subsection 23.49.180; and

d. Accessory-use parking garages.

Section 43. Subsection A of Section 23.66.124, last amended by Ordinance 123034, is amended as follows:

23.66.124 Uses subject to special review

A. ((~~Principal-use~~)) Flexible-use parking garages for short-term parking at any location, except ((~~principal-use~~)) flexible-use parking garages for short-term parking in structures authorized pursuant to Section 23.49.180, require approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board and may be permitted if the following conditions are met:

1. The use will not increase the ambient noise level in existing residences within line of sight of the proposed parking structure; and

2. Exterior materials, height, wall openings and fenestration will reflect, the extent possible, the character of the adjoining structures or structures on the adjoining block facing the site; and

3. Access will comply with the standards in Section 23.66.170; and

4. Automobile circulation within the garage will not be visible from the adjoining public streets.

* * *

Section 44. Section 23.66.320, last amended by Ordinance 112134, is amended as follows:

23.66.320 Permitted uses((.))

A. All uses shall be permitted outright except those specifically prohibited by Section 23.66.322 and those subject to special review under Section 23.66.324.

B. All uses not specifically prohibited shall be permitted as both principal and accessory uses except:

1. Gas stations, which are not permitted as principal uses and are permitted as accessory uses only in parking garages;

2. Surface parking areas, which are not permitted as principal uses but may be permitted as accessory uses pursuant to Section 23.66.342 of this Land Use Code; and

3. ((Principal use)) Flexible-use parking garages, which may be permitted only if approved after special review by the Board pursuant to Section 23.66.324 of this Land Use Code. Accessory parking garages shall be permitted outright.

Section 45. Section 23.66.320, last amended by Ordinance 123589, is amended as follows:

23.66.324 Uses subject to special review

A. Uses subject to special review require approval of the Department of Neighborhoods Director after review and recommendation by the Board. Approval may be granted, conditioned or denied based on consideration of the recommendation and the criteria in this Section 23.66.324 and in Section 23.66.326, if applicable. The following uses are subject to special review by the Board:

Formula fast food restaurants;

Hotels;

Planned community developments;

~~((Principal use))~~ Flexible-use parking garages;

Street-level uses subject to special review as provided in subsection 23.66.326.C; and

Accessory surface parking areas, if located in a Downtown Mixed Residential zone within the International Special Review District.

B. Nature of Review.

1. The evaluation of applications for uses subject to special review shall be based upon the proposal's impacts on the cultural, economic, social, historical and related characteristics of the International District, particularly those characteristics derived from its Asian heritage; existing and potential residential uses; the pedestrian environment; traffic and parking in the District; noise and light and glare.

2. In addition to the criteria in subsection 23.66.324.B.1, in reviewing applications in a Downtown Mixed Residential zone for ~~((principal use))~~ flexible-use parking garages or

accessory surface parking areas, the Board shall also consider the potential of the proposal to serve the particular parking needs of the International District. The Board shall encourage participation in an area-wide merchants' parking association.

Section 46. Section 23.66.342, last amended by Ordinance 123589, is amended as follows:

23.66.342 Parking and access((:))

A. ~~((Principal-use Parking Garages))~~ Flexible-use parking garages. ~~((Principal-use))~~
Flexible-use parking garages are subject to special review by the Board pursuant to Section 23.66.324 of this Land Use Code. Parking garages shall be designed so that the street-level portion of the garage is committed to pedestrian-oriented uses permitted in the District. When abutting street slopes exceed eight percent ~~((8%))~~ this requirement may be waived by the Department of Neighborhoods Director, following review and recommendation by the Board. View-obscuring screening may be required by the Department of Neighborhoods Director as needed to reduce adverse visual impacts on the area.

B. Accessory Parking and Loading((:))

1. Parking Quantity. The number of parking spaces required for any use shall be the number required by the underlying zoning, except that restaurants shall be required to provide one space per ~~((five hundred-))~~500~~((+))~~ square feet for all gross floor area in excess of ~~((two thousand five hundred-))~~2,500~~((+))~~ square feet; motion picture theaters shall be required to provide one ~~((4))~~ space per ~~((fifteen-))~~15~~((+))~~ seats for all seats in excess of ~~((one hundred fifty-))~~150~~((+))~~; and other entertainment uses shall be required to provide one ~~((4))~~ space per ~~((four hundred-))~~400~~((+))~~ square feet for all gross floor area in excess of ~~((two thousand five hundred-))~~2,500~~((+))~~ square feet.

2. Exceptions to Parking Quantity. To mitigate the potential impacts of required accessory and loading on the District, the Department of Neighborhoods Director, after review and recommendation by the Special Review Board, and after consultation with the Director of the Seattle Department of Transportation, may waive or reduce required parking and loading under the following conditions:

a. After incorporating high-occupancy-vehicle alternatives such as carpools and vanpools, required parking spaces exceed the net usable space in all below-grade floors; or

b. Strict application of the parking or loading standards would adversely affect desirable characteristics of the District; or

c. An acceptable parking and loading plan is submitted to meet parking demands generated by the use. Acceptable elements of the parking and loading plan may include but shall not be limited to the following:

(1) Valet parking service(());

(2) Validation system(());

(3) Lease of parking from parking management company(());

(4) Provision of employee parking(()); and

(5) Accommodations for commercial deliveries and passenger drop off and pick up.

C. When parking is provided it shall be subject to the requirements of Section 23.54.030 of this Land Use Code.

* * *

Section 47. Section 23.71.014 of the Seattle Municipal Code, last amended by Ordinance 124378, is amended as follows:

23.71.014 Open Space

* * *

C. Minimum Standards for Usable Open Space((-))

* * *

10. For surface parking areas exceeding 250 parking spaces, a ten-foot-wide landscaped pedestrian walkway separating each of these parking areas and connecting to the building shall be provided, or separation of parking areas exceeding 250 spaces shall be provided by principal-use or accessory-use structures on-site. Landscaped pedestrian walkways may be counted towards open space requirements as provided for in Section 23.71.014.

Section 48. Section 23.71.016 of the Seattle Municipal Code, last amended by Ordinance 123649, is repealed as follows:

~~((23.71.016 Parking and access~~

~~A. Required Parking.~~

~~1. Off-street parking requirements are prescribed in Chapter 23.54, except as modified by this chapter. Minimum and maximum parking requirements for specified uses in the Northgate Overlay District are identified in Table A for 23.71.016.~~

Table A for 23.71.016

Minimum and Maximum Parking Requirements

	LONG TERM		SHORT TERM
	Minimum	Maximum	Minimum
Office	0.9/1000	2.6/1000	0.2/1000
General sales and service (Customer service office)*	1.0/1000	2.4/1000	1.6/1000

General sales and service (other and Major durables retail sales)*	0.93/1000	2.4/1000	2.0/1000
Motion picture theaters	N/A	N/A	Min: 1/8 seats
			Max: 1/4 seats

*Except that the minimum requirements for pet daycare centers is pursuant to Table A for Section 23.54.015 and as regulated in Section 23.47A.039.

2. Parking waivers provided under Section 23.54.015 D apply in the Northgate Overlay District, except that no waiver of parking may be granted to medical service uses.

3. Parking may exceed the maximums if provided in a structure pursuant to a joint use parking agreement with the Metro Transit Center, if the spaces are needed only to meet evening and weekend demand or as overflow on less than ten percent of the weekdays in a year, and will otherwise be available for daytime use by the general public.

4. Short term parking for motion picture theaters may be increased by ten percent beyond the maximum requirement, if these additional spaces are not provided as surface parking, will not adversely impact pedestrian circulation and will reduce the potential for overflow parking impacts on surrounding streets.

B. Additional Parking Waivers on Major Pedestrian Streets.

1. When the amount of required parking has been determined pursuant to subsection A of this section, waivers are permitted, as follows:

a. Parking shall not be required for the first one hundred fifty (150) seats of all motion picture theatre uses and the first seven hundred fifty (750) square feet for all eating and drinking establishments.

b. Parking shall not be required for an additional two thousand five hundred (2,500) square feet to a maximum of five thousand (5,000) square feet for all other required street level personal and household retail sales and service uses.

2. ~~The Director may permit an additional parking waiver up to a maximum of four thousand (4,000) square feet for eating and drinking establishments as a special exception subject to the provisions of Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions. The following factors shall be considered by the Director in making a determination whether to allow additional parking waivers for eating and drinking establishments:~~

- ~~a. Anticipated parking demand for the proposed use;~~
- ~~b. The extent to which an additional parking waiver is likely to create or add significantly to spillover parking in adjacent residential neighborhoods;~~
- ~~c. Whether land is available for parking without demolishing an existing commercial structure, displacing a commercial use, or rezoning land to a commercial designation;~~
- ~~d. The availability of shared or joint use parking within eight hundred feet (800') of the business establishment;~~
- ~~e. The Director may require that a transportation study be submitted for review by the Director;~~
- ~~f. The Director shall determine the content of the transportation study based on the following factors:~~
 - ~~i. The size and type of the proposed use;~~
 - ~~ii. The size of the requested parking waiver;~~
 - ~~iii. Any anticipated impacts of an additional parking waiver.~~

3. ~~Parking waivers permitted by this subsection shall apply to each street-level business establishment in a structure.~~

1 ~~C. Shared Parking. Shared parking, as provided in Section 23.54.020 G, is permitted for~~
2 ~~two (2) or more uses to satisfy all or a portion of minimum off-street parking requirements in the~~
3 ~~Northgate Overlay District.~~

4 ~~D. Owners shall provide parking for bicycles which is protected from the weather.~~
5 ~~Owners shall provide bicycle lockers for storage of commuter bicycles.~~

6 ~~E. Payment in Lieu of On-site Long-term Parking.~~

7 ~~1. In lieu of providing up to twenty percent (20%) of the long-term parking which~~
8 ~~is otherwise required, the Director may permit an owner to make a payment to a Northgate~~
9 ~~Parking Commission, if a commission is established by the City Council. The payment shall be~~
10 ~~used to build a public parking structure for long-term parking within the Northgate Core area.~~
11 ~~The payment and use thereof shall be consistent with RCW 82.02.020.~~

12 ~~2. The amount of the payment shall be based on the construction cost of a parking~~
13 ~~space in a structured garage in the Northgate Core area, as determined by the Northgate Parking~~
14 ~~Commission.~~

15 ~~3. The Director shall apply the following criteria in determining whether to~~
16 ~~approve a payment in lieu:~~

17 ~~a. Spillover parking would not occur which would significantly impact~~
18 ~~nearby residential neighborhoods;~~

19 ~~b. The parking demand proposed to be met by in-lieu payment will not~~
20 ~~exceed the capacity provided by the long-term parking structure.~~

21 ~~4. If a public parking structure is not constructed within six (6) years of the date~~
22 ~~of issuance of a certificate of occupancy for a development which made a payment in lieu, the~~
23 ~~City may use the payments to help reduce vehicle trips in the area. If the owner can show that the~~

~~long-term parking demand of the site has been reduced enough to eliminate the need for the waived spaces, the amount of payments shall be returned to the property owner.~~

~~F. Parking Location and Access.~~

~~1. Parking location and access are subject to the provisions of the underlying zone, except as modified by this subsection and Section 23.71.008.~~

~~2. The following provisions shall apply to all new parking provided, the reconfiguration of more than two hundred fifty (250) parking spaces, or the replacement of existing surface parking with structured parking. Existing nonconforming parking used to meet the parking requirement for newly developed space or new uses shall not be required to meet these standards.~~

~~a. The first two hundred (200) proposed parking spaces located on-site may be located in either a surface parking area, or within or under a structure. In addition, seventy five percent (75%) of the spaces in excess of two hundred (200) shall be accommodated either below grade or above grade in structures. All parking in excess of two hundred (200) spaces may be located off-site within eight hundred feet (800') of the site except as provided in subsection E1 of this section. The Director may waive or modify this requirement if site size, shape, or topography makes it infeasible to construct an accessory parking structure.~~

~~b. The first two hundred (200) proposed surface parking spaces may be increased to three hundred fifty (350) spaces if 1) the surface parking area does not cover more than thirty five percent (35%) of the total lot area, and 2) the on-site open space requirement, in excess of the minimum required landscaped open space provided for in Section 23.71.014, is provided as usable open space which is contiguous to other usable open space on the site.~~

~~e. For surface parking areas exceeding two hundred fifty (250) parking spaces, a ten foot (10') wide landscaped pedestrian walkway separating each of these parking areas and connecting to the building is required, or separation of parking areas exceeding two hundred fifty (250) spaces shall be provided by structures on-site. These landscaped pedestrian walkways may be counted towards open space requirements as provided in Section 23.71.014.~~

~~3. Surface parking areas shall be screened and landscaped according to the provisions of the underlying zone.))~~

Section 49. Section 23.74.008 of the Seattle Municipal Code, last amended by Ordinance 122311, is amended as follows:

23.74.008 Uses

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

* * *

C. The following uses are prohibited:

1. Heavy manufacturing uses;
2. High-impact uses;
3. Solid waste management;
4. Recycling uses;
5. Animal shelters and kennels;
6. Veterinary offices;
7. Pet grooming;
8. Airports, land and water based;
9. Hospitals;

- 10 Elementary and secondary schools;
11. Drive-in businesses, except gas stations;
12. Bus bases;
13. ~~((Principal use))~~ Flexible-use parking¹;
14. Lodging uses; and
15. Colleges².

¹. Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used for ~~((general))~~ flexible-use parking ~~((purposes))~~ or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Overlay Area District may reserve non-required parking only outside the overlay district and only if:

(a) The parking is owned and operated by the owner of the spectator sports facility or exhibition hall; and

(b) The parking is reserved for events in the spectator sports facility or exhibition hall; and

(c) The reserved parking is south of South Royal Brougham Way, west of 6th Avenue South and north of South Atlantic Street. Parking that is provided to meet required parking will not be considered reserved parking.

2. Training facilities for industrial trades operated by colleges and universities are permitted.

Section 50. Section 23.84A.030 of the Seattle Municipal Code, last amended by Ordinance 124378, is amended as follows:

23.84A.030 "P"

* * *

~~(("Park and pool lot." See "Principal use parking" under "Parking and moorage" under "Transportation facility."))~~

1 "Park and ride (~~(lot)~~) facility." See (~~("Principal use parking")~~) "Park and ride facility"
2 under "Parking and moorage" under "Transportation facility."

3 "Parking" when used as a noun means a surface parking area or parking garage.

4 "Parking, accessory" means one or more parking spaces that are either reserved or
5 required for a particular use or structure.

6 "Parking and moorage." See "Transportation facility."

7 "Parking garage" means a structure or a portion of a structure used or intended to be used
8 for parking or storage of vehicles.

9 "Parking, flexible-use." See "Parking, flexible-use" under "Parking and moorage" under
10 "Transportation facility."

11 "Parking, long-term" means one or more long-term parking spaces.

12 "Parking, non-required" means one or more parking spaces not required by either the
13 Land Use Code (Title 23 SMC) or the Zoning Code (Title 24 SMC) as accessory to a principal
14 use and not required as a mitigating measure pursuant to the State Environmental Policy Act.

15 (~~("Parking, principal use." See "Parking and moorage" under "Transportation facility".)~~)

16 "Parking screen" means a screen that effectively obscures view of off-street parking from
17 the public right-of-way or private lots. (See also "Screen.")

18 "Parking, short-term" means one or more short-term parking spaces.

19 "Parking space" means an area for the parking of one vehicle within a parking facility or
20 parking area, exclusive of driveways, ramps, and office and work areas.

21 "Parking space, long-term" means a parking space that will be occupied by the same
22 motor vehicle for four (~~((4)))~~ hours or more, including a space generally used by persons who
23 commute to(~~(,))~~ work by private motor vehicle or by residents.

"Parking space, short-term" means a parking space occupied by individual motor vehicles for less than four ((4)) hours and generally used intermittently by shoppers, visitors, or outpatients.

"Parking, surface" means an open area used or intended to be used for the parking of vehicles. It may be available to the public or reserved to accommodate parking for a specific purpose.

* * *

Section 51. Section 23.84A.038 of the Seattle Municipal Code, last amended by Ordinance 125272, is amended as follows:

23.84A.038 "T"

* * *

"Transit service, frequent" means transit service defined as frequent by a Director's rule.
~~((headways in at least one direction of 15 minutes or less for at least 12 hours per day, 6 days per week, and transit service headways of 30 minutes or less for at least 18 hours every day.))~~

"Transit service headway" means the scheduled time interval between transit vehicles, associated with single or multiple transit routes, running the same direction at a particular transit stop.

* * *

"Transportation facility" means a use that supports or provides a means of transporting people ~~((and/or))~~ or goods from one location to another. Transportation facilities include but are not limited to the following:

* * *

2. “Parking and moorage” means the short term or long term storage of automotive vehicles or vessels or both when not in use. Parking and moorage uses include but are not limited to:

* * *

c. “Parking, principal use” means a use within a Shoreline District, subject to Chapter 23.60A, in which an open area or garage is provided for the parking of vehicles by the public, and is not reserved or required to accommodate occupants, clients, customers or employees of a particular establishment or premises. Battery charging stations for electric vehicles are accessory to principal use parking.

d. “Parking, flexible-use” means a use in which an open area or garage is provided for the parking of vehicles by the public, and is not reserved or required to accommodate occupants, clients, customers or employees of a particular establishment or premises. Battery charging stations for electric vehicles are accessory to flexible-use parking. Flexible-use parking includes but is not limited to the following uses:

(1) “Flexible-use parking garage” means a parking garage structure that solely consists of flexible-use parking.

(2) “Flexible-use parking surface lot” means a surface parking lot that solely consists of flexible-use parking.

~~((1) “Park and pool lot” means a principal use parking use, operated or approved by a public ridesharing agency, where commuters park private vehicles and join together in carpools or vanpools for the ride to work and back, or board public transit at a stop located outside of the park and pool lot.))~~

1 ~~through the City's Land Use Code~~)). This policy recognizes that the City's land use and
2 transportation planning policies encourage development patterns that support personal choices
3 among many transportation modes and maximize the ability of the street network to function
4 efficiently. This policy also recognizes the substantial costs imposed on housing by requiring
5 construction of parking, which adversely affects the ability to provide housing, including
6 affordable housing. ((However in some neighborhoods due,)) City land use policies that
7 encourage residential and commercial growth in the areas with the greatest availability of
8 transportation choices promote efficiencies that may reduce or limit per capita parking demand.
9 Due, however, to ((inadequate off-street)) shortfalls in available parking resulting from existing
10 or projected demands, the City recognizes that in some neighborhoods ((streets are unable to
11 absorb)) parking spillover impacts may occur. ((The City recognizes that the cost of providing
12 additional parking may have an adverse effect on the affordability of housing.))

13 2. Policies

14 a. It is the City's policy to minimize or prevent adverse parking impacts
15 associated with development projects. This is achieved by requiring parking impact mitigation of
16 development projects where appropriate as provided for in the Land Use Code or other codes. It
17 is also achieved through implementing growth-management policies, transportation policies, and
18 policies that support reducing or eliminating off-street parking requirements where residents and
19 others may conveniently choose to use other forms of transportation instead of relying on
20 automobiles.

21 b. Subject to the overview and cumulative effects policies set forth in
22 Sections 25.05.665 and 25.05.670, the decision maker may condition a project to mitigate the
23 effects of development in an area on parking; provided that:

(1) No SEPA authority is provided to mitigate the impact of individual developments on parking availability in the Downtown and South Lake Union Urban Centers;

(2) No SEPA authority is provided for the decision maker to mitigate the impact of individual developments on parking availability for ~~((residential))~~ uses located within:

a) ~~((the))~~ The Capitol Hill/First Hill Urban Center, the Uptown Urban Center, and the University District Urban Center, except the portion of the Ravenna Urban Village that is not within one-quarter mile (1,320 feet) of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot;

b) ~~((the))~~ The Station Area Overlay District; and

c) ~~((portions))~~ Portions of urban villages within one-quarter mile (1,320 feet) of a street with frequent transit service, measured as the walking distance from the nearest transit stop to ~~((the))~~ a lot line ~~((of the lot))~~, which in the case of unit lots, shall be made from the parent lot;

(3) Outside of the areas listed in subsection 25.05.675.M.2.b, parking impact mitigation for multifamily development, except in the Alki area, as described in subsection 25.05.675.M.2.c, may be required only where on-street parking is at capacity, as defined by the Seattle Department of Transportation or where the development itself would cause on-street parking to reach capacity as so defined.

c. For the Alki area, as identified on Map B for 23.54.015, a higher number of spaces per unit than is required by Section 23.54.015 may be required to mitigate the

adverse parking impacts of specific multifamily projects. Projects that generate a greater need for parking and that are located in places where the street cannot absorb that need — for example, because of proximity to the Alki Beach Park — may be required to provide additional parking spaces to meet the building's actual need. In determining that need, the size of the development project, the size of the units and the number of bedrooms in the units shall be considered.

d. If parking impact mitigation is authorized by this subsection
25.05.675.M, it may include but is not limited to:

- (1) Transportation management programs;
- (2) Parking management and allocation plans; or
- (3) Incentives for the use of alternatives to single-occupancy vehicles, such as transit pass subsidies, parking fees, subsidy for participation in car share or bike share programs or similar mobility choice programs, and provision of bicycle parking space;
- (4) Increased parking ratios; and
- (5) ~~((Reduced))~~ Reductions in non-residential development densities to the extent that it can be shown that reduced parking spillover is likely to result; provided, that parking impact mitigation for multifamily development may not include reduction in development density.

* * *

Section 53. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance or any exhibit to this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of any other provisions of this ordinance or its exhibits, or the validity of their application to other persons or circumstances.

Section 54. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2017,
and signed by me in open session in authentication of its passage this _____ day of _____, 2017.

President _____ of the City Council

Approved by me this _____ day of _____, 2017.

Edward B. Murray, Mayor

Filed by me this _____ day of _____, 2017.

Monica Martinez Simmons, City Clerk

(Seal)